

Planning Committee

Date:	Wednesday, 14 January 2026
Time:	6.30pm
Venue:	St George's Centre, Pembroke, Chatham Maritime, Chatham ME4 4UH

12 Additional Information - Presentation

Slides shown at the Planning Committee meeting are attached for information.

**(Pages
3 - 78)**

For further information please contact Julie Francis-Beard, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 15 January 2026

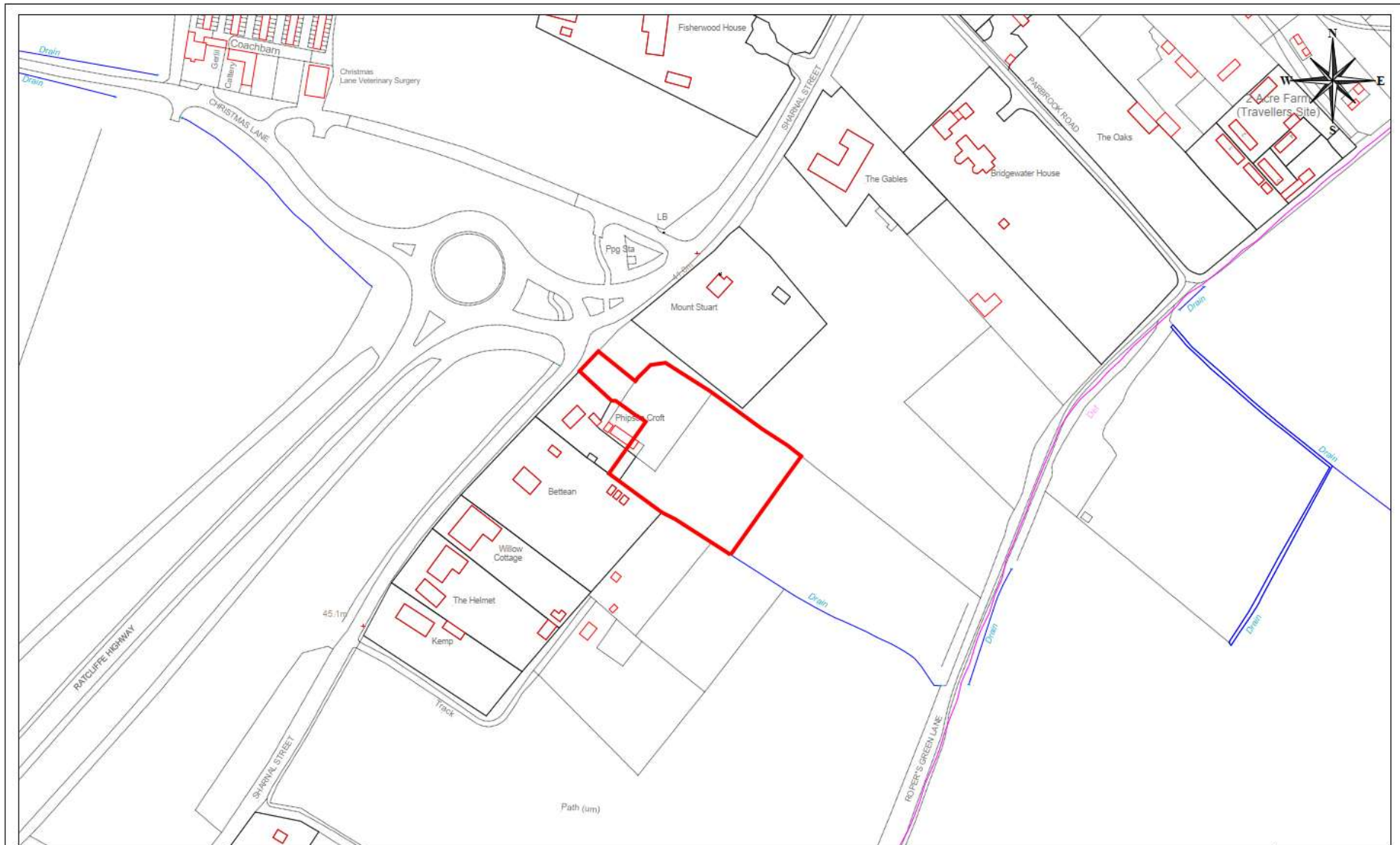
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Planning Committee

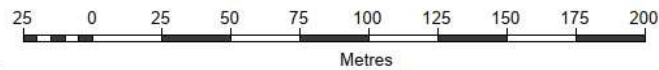
14th January 2026

MC/25/1687

Phipson Croft, Sharnal Street, High Halstow, Rochester, ME3 8QN



MC/25/1687 - Phipson Croft, Sharnal Street, High Halstow, Rochester, ME3 8QN



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Scale: 1:2500 03/12/25
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9 Photographs of the Site



Photographs of the Site

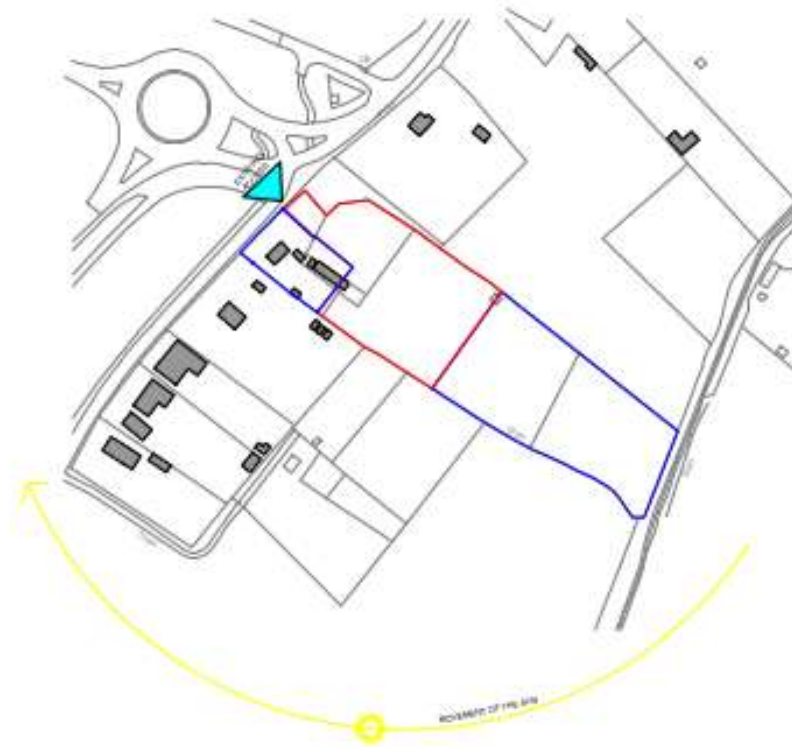


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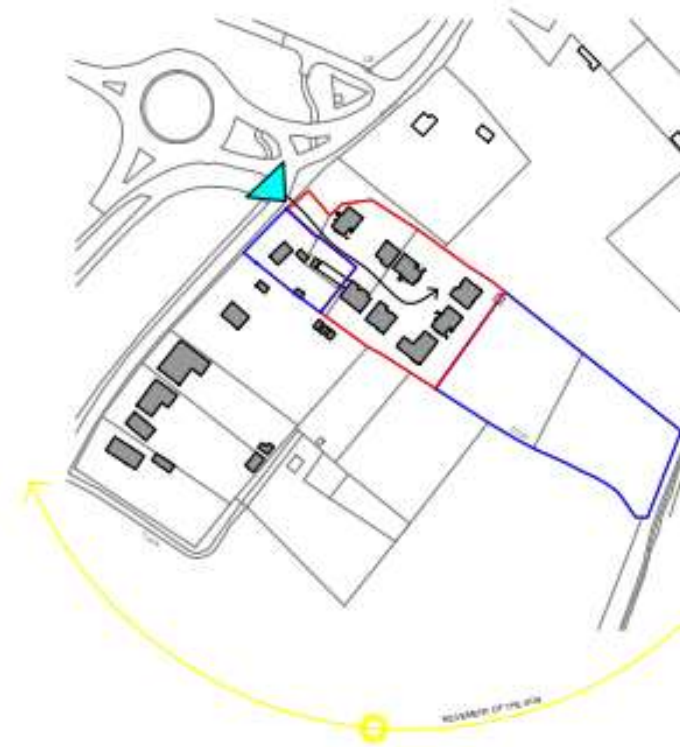
Photograph and Aerial View



Existing and Proposed Pattern of Development



EXISTING PATTERN OF BUILDINGS
1:2500



PROPOSED PATTERN OF
DEVELOPMENT 1:2500 -
BASED ON A FARMSTEAD LAYOUT



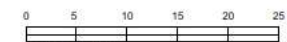
Proposed Block Plan



House Types and Layout



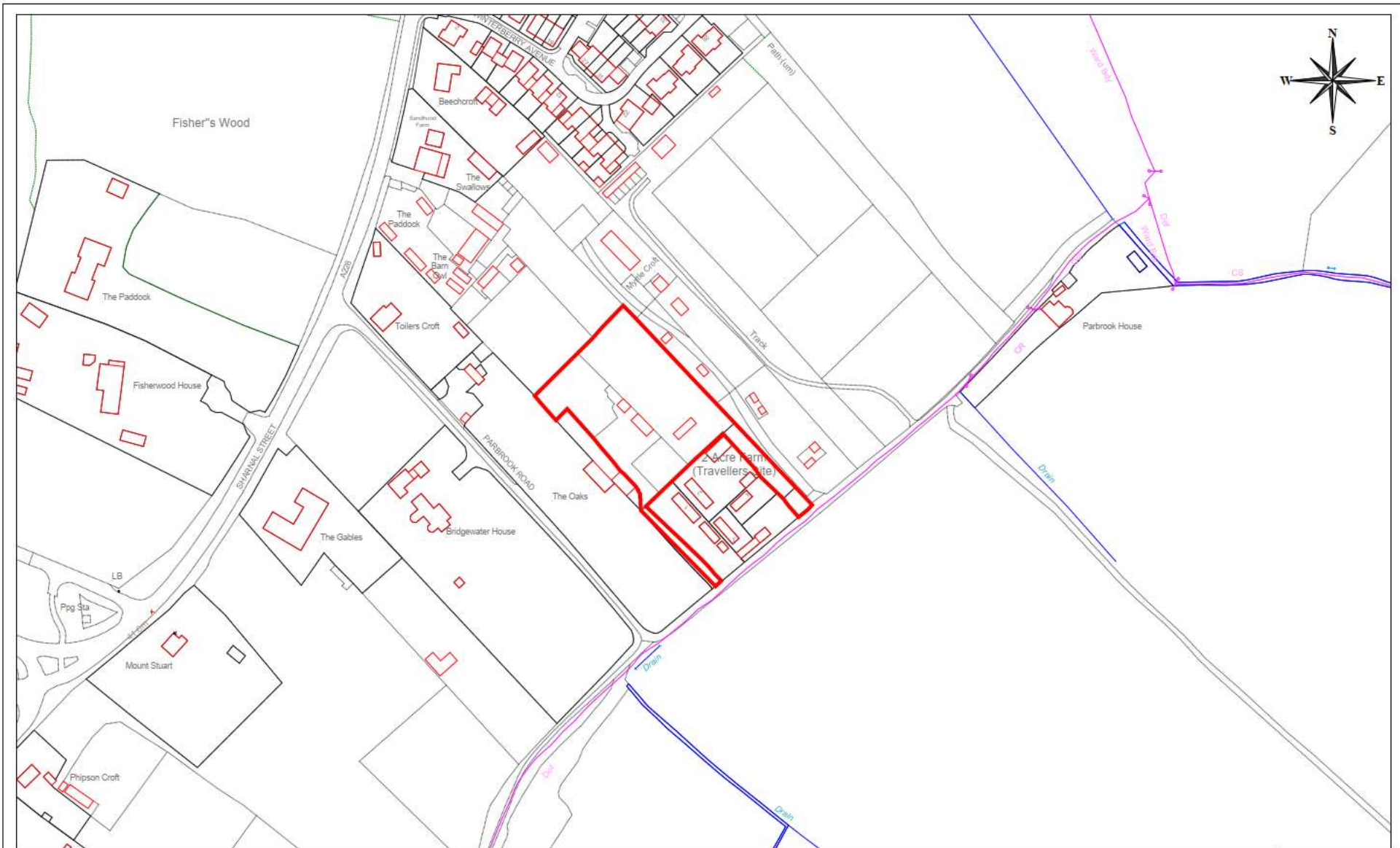
SITE REFERENCE TO PLOT TYPES



Scale Bar at 1:500

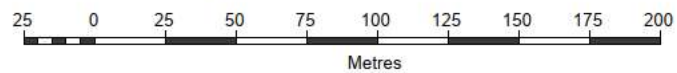
MC/25/0937

Two Acre Farm Ropers, Green Lane, High Halstow, Rochester, ME3
8QP



MC/25/0937 - Two Acre Farm, Ropers Green Lane, High Halstow, Rochester, ME3 8QP

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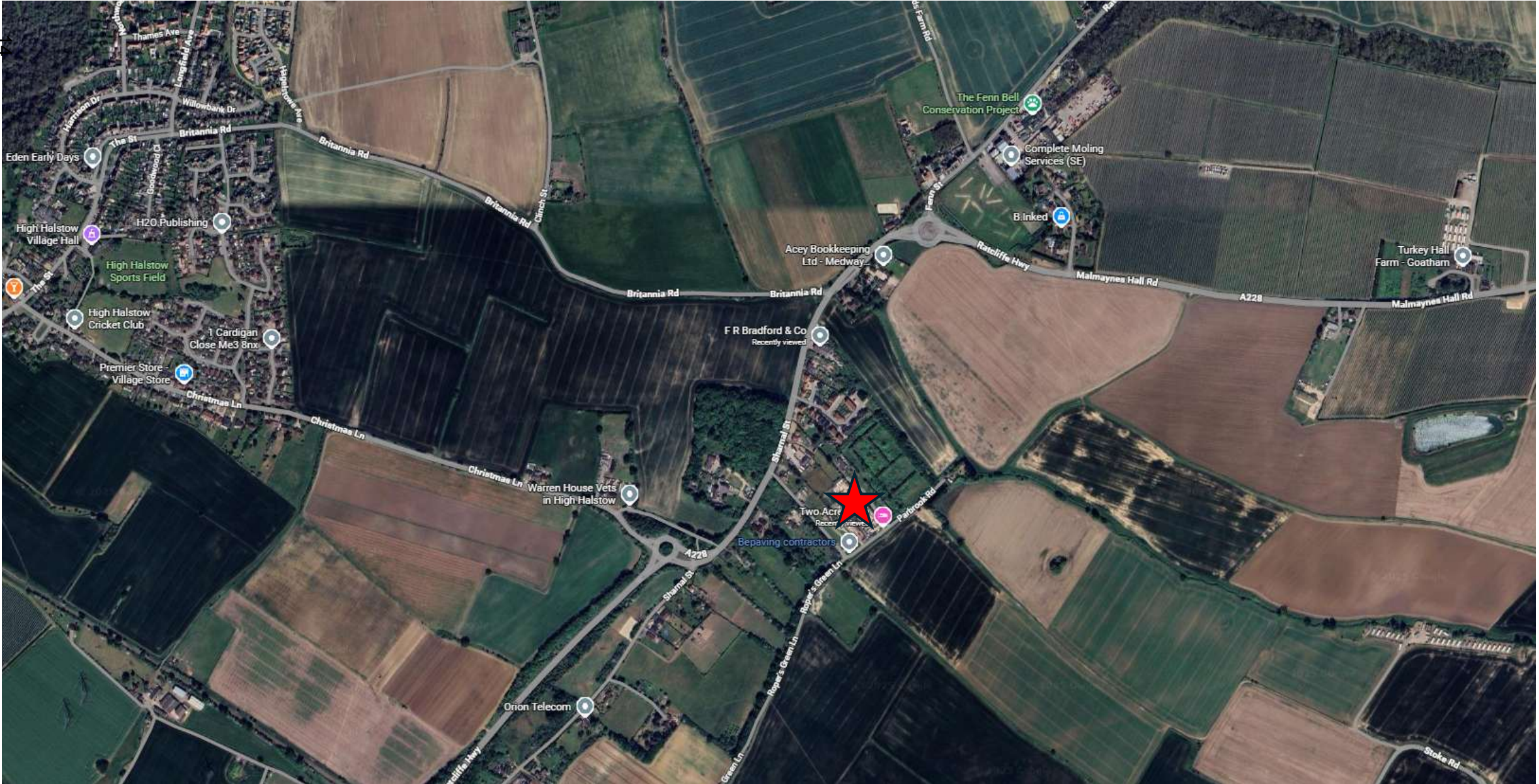


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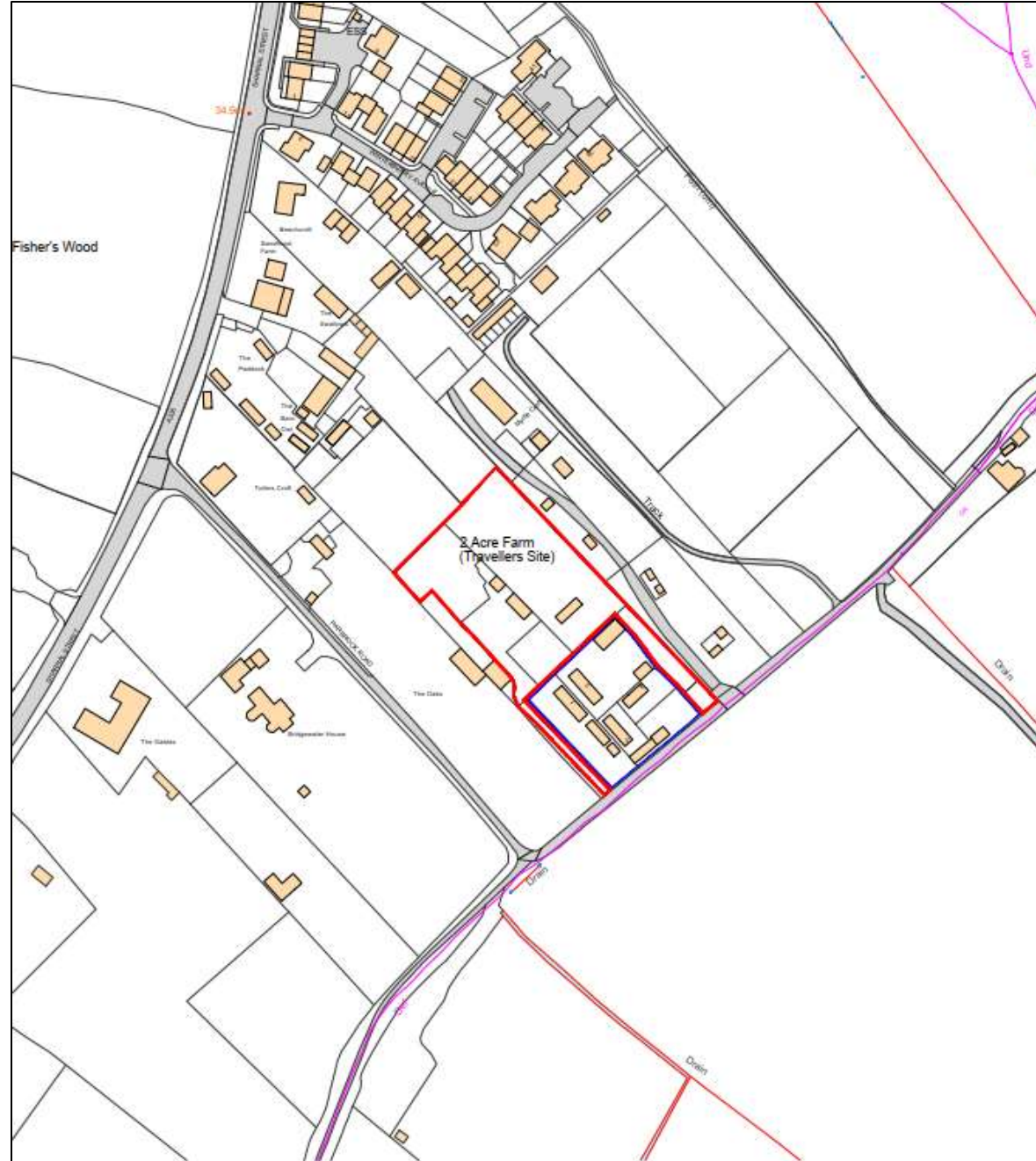
Scale: 1:2500 03/12/25

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Site context



Site location plan



Existing site plan

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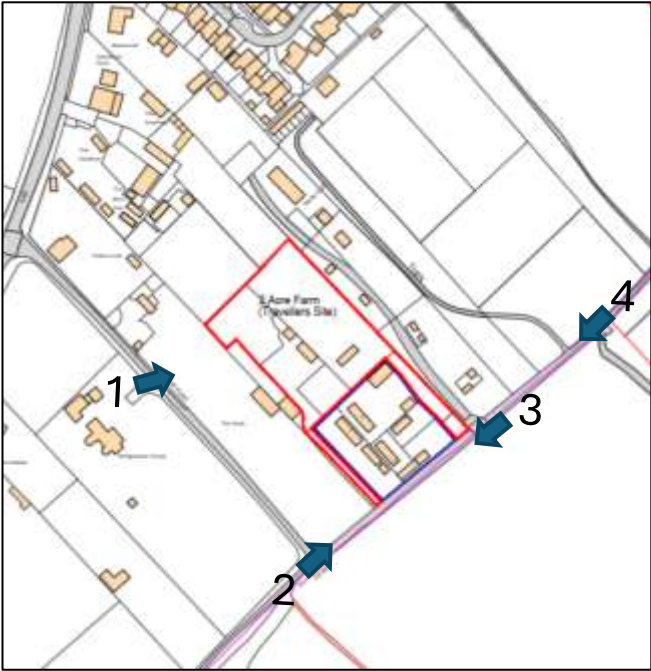


Project Name	2 Acre Farm, Robert Green Lane, High Wycombe, Bucks, MK1 1GP
Client	Mr & Mrs [Name]
Architect	W. J. [Name] Architects
Date	10/10/2017
Scale	1:500
Sheet	1 of 1
Drawn by	[Name]
Checked by	[Name]
Project No.	X005259-00-02

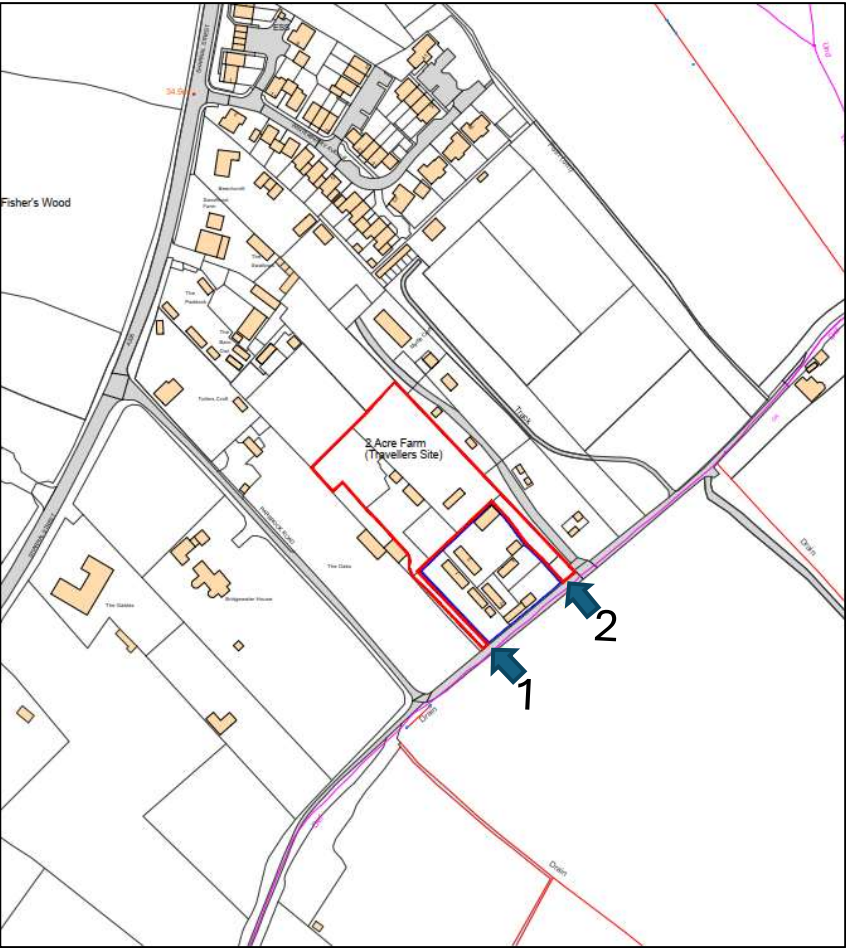
As Existing Site Plan



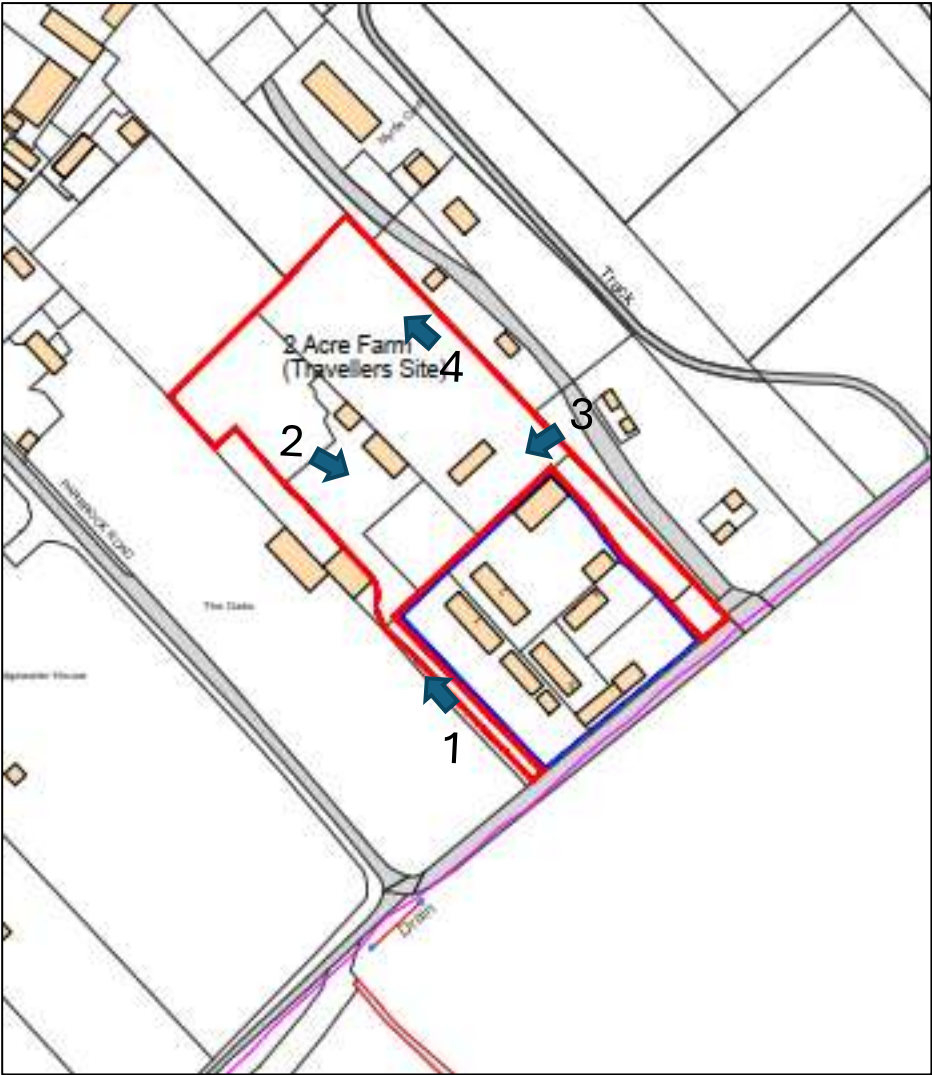
Wider Views



Existing access points



Views from within the site



Proposed site plan

20

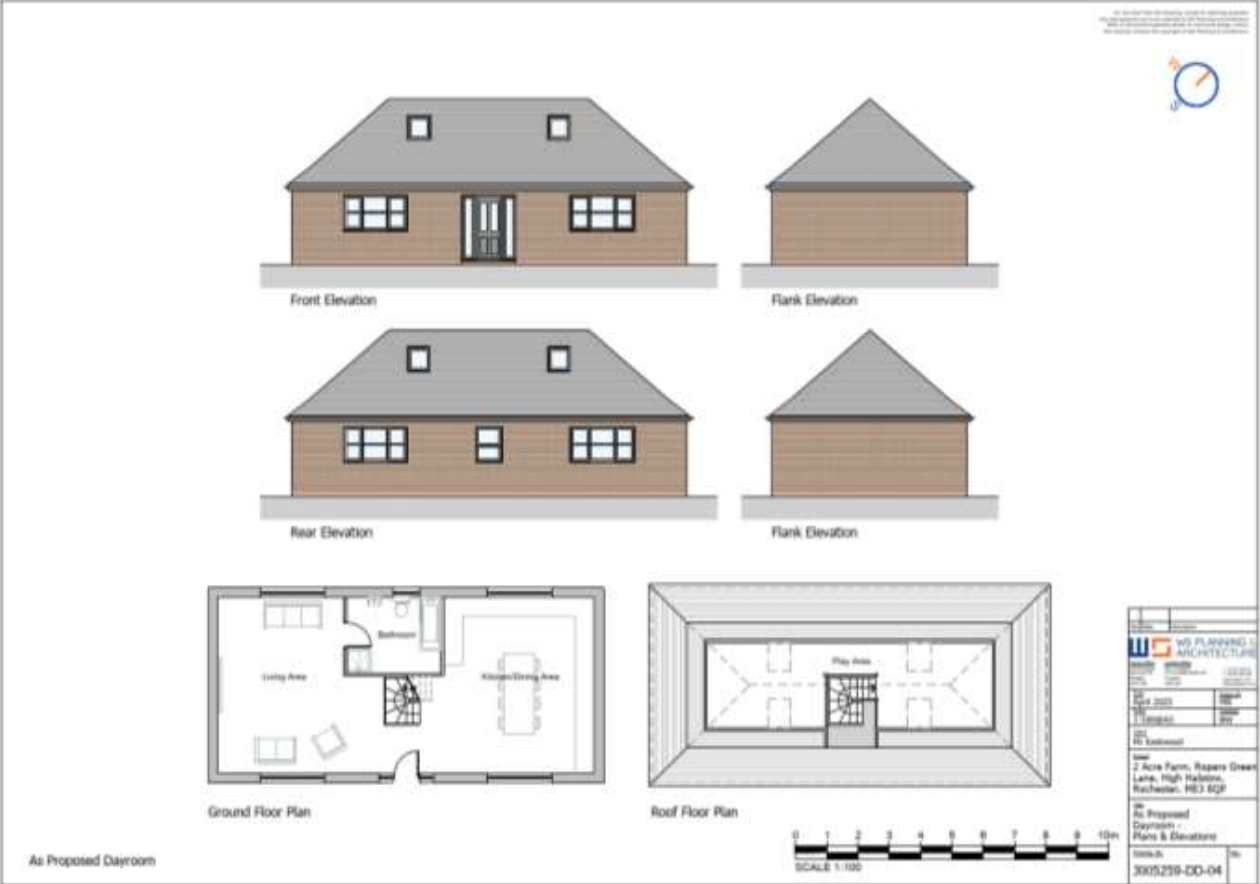


Proposed day room



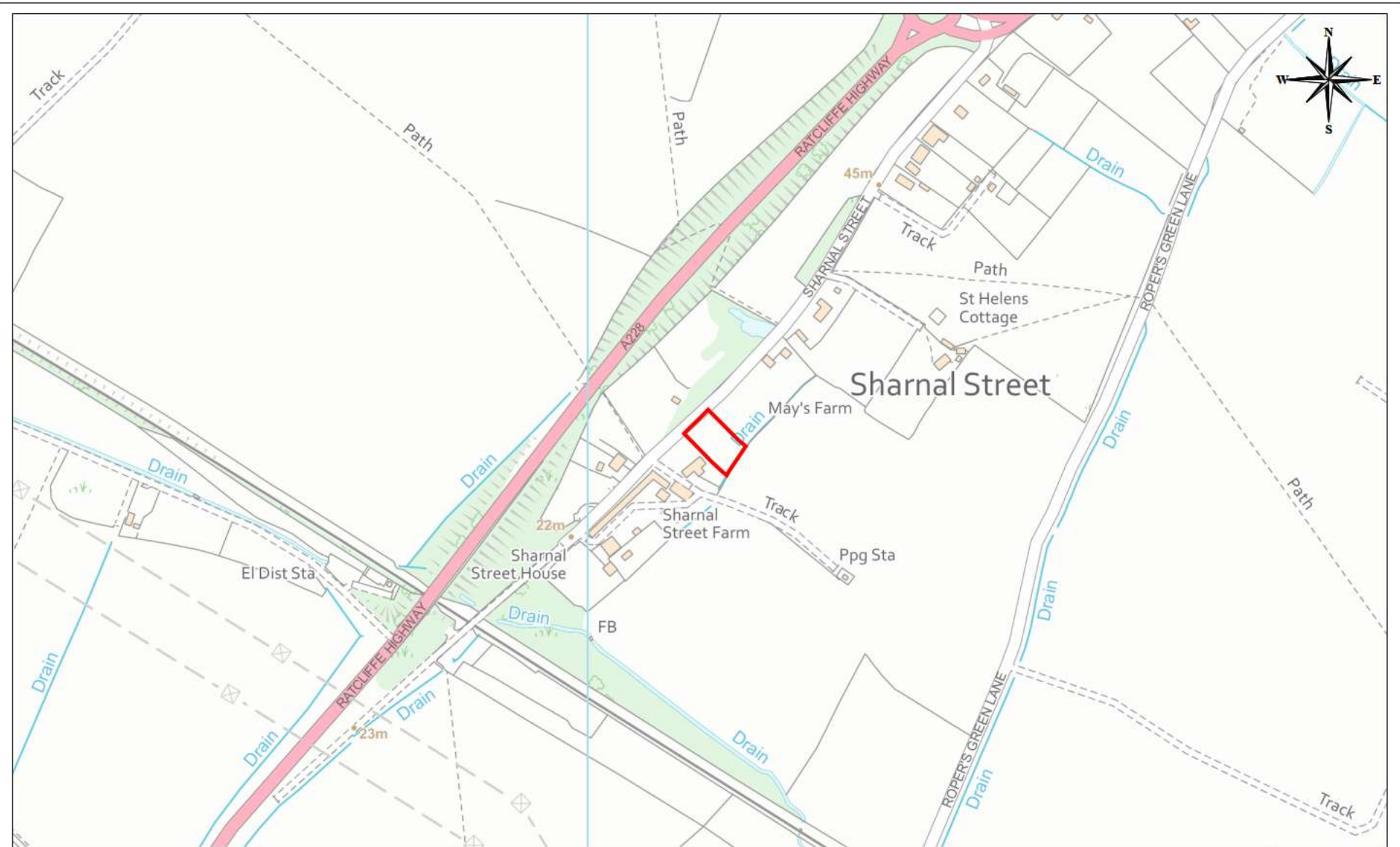
Overview

22



MC/25/0484

Land Adjacent of “Kingsnorth”, Sharnal Street, High Halstow,
Rochester, ME3 8QJ



MC/25/0484 - Land Adjacent Of "Kingsnorth", Sharnal Street, High Halstow, Rochester, ME3 8QJ

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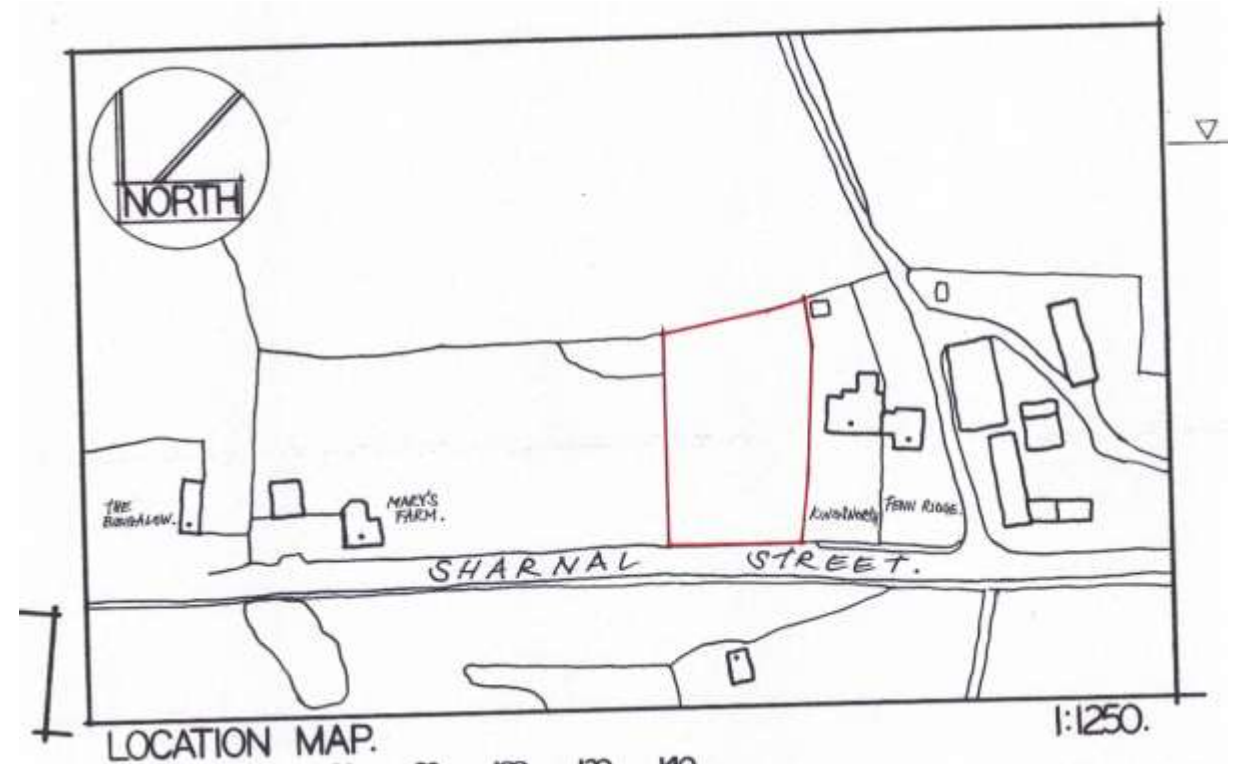


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Scale: 1:5000 11/09/25

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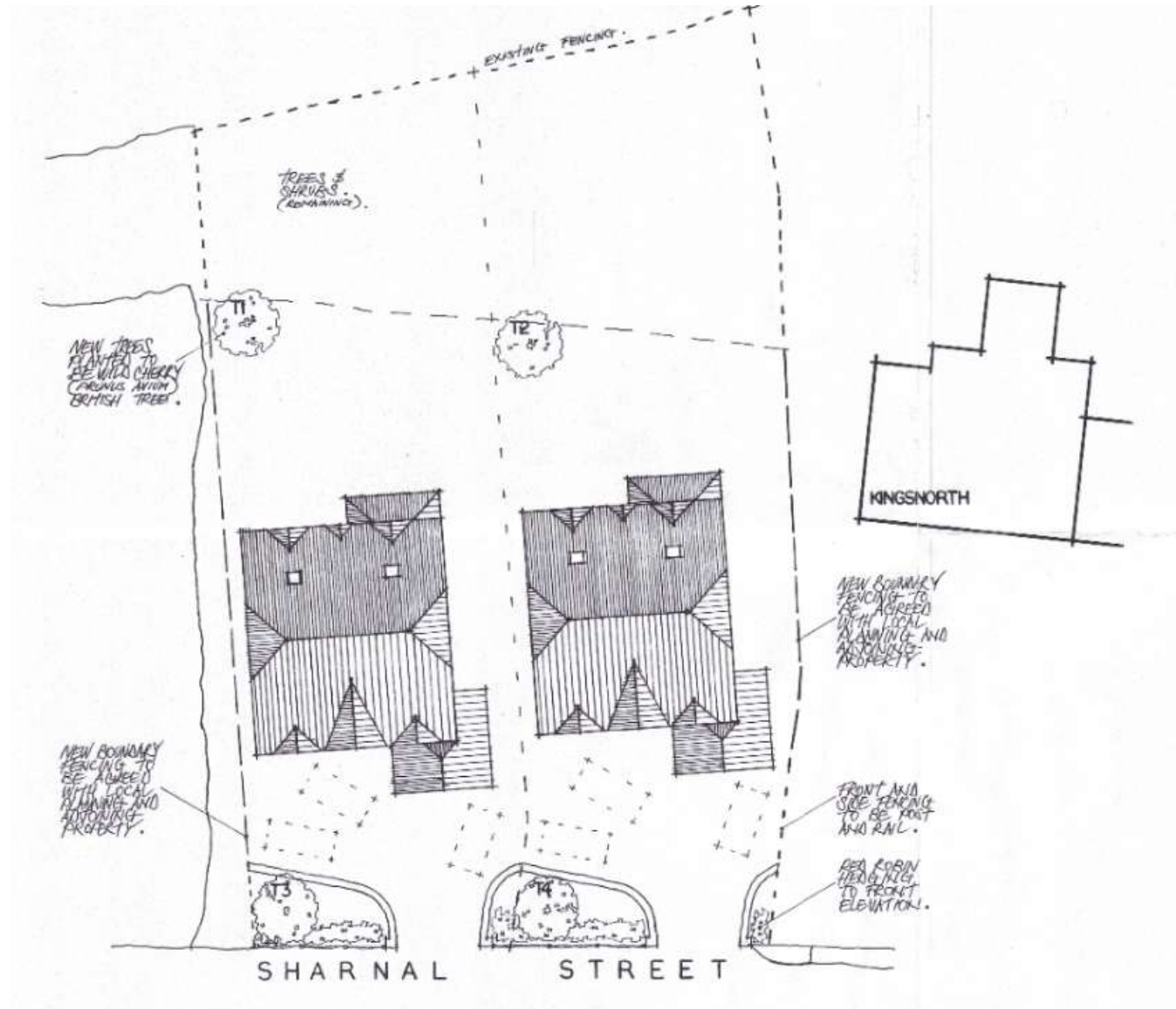
Site Location

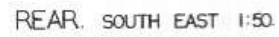


Photos of the site



Indicative Site Layout





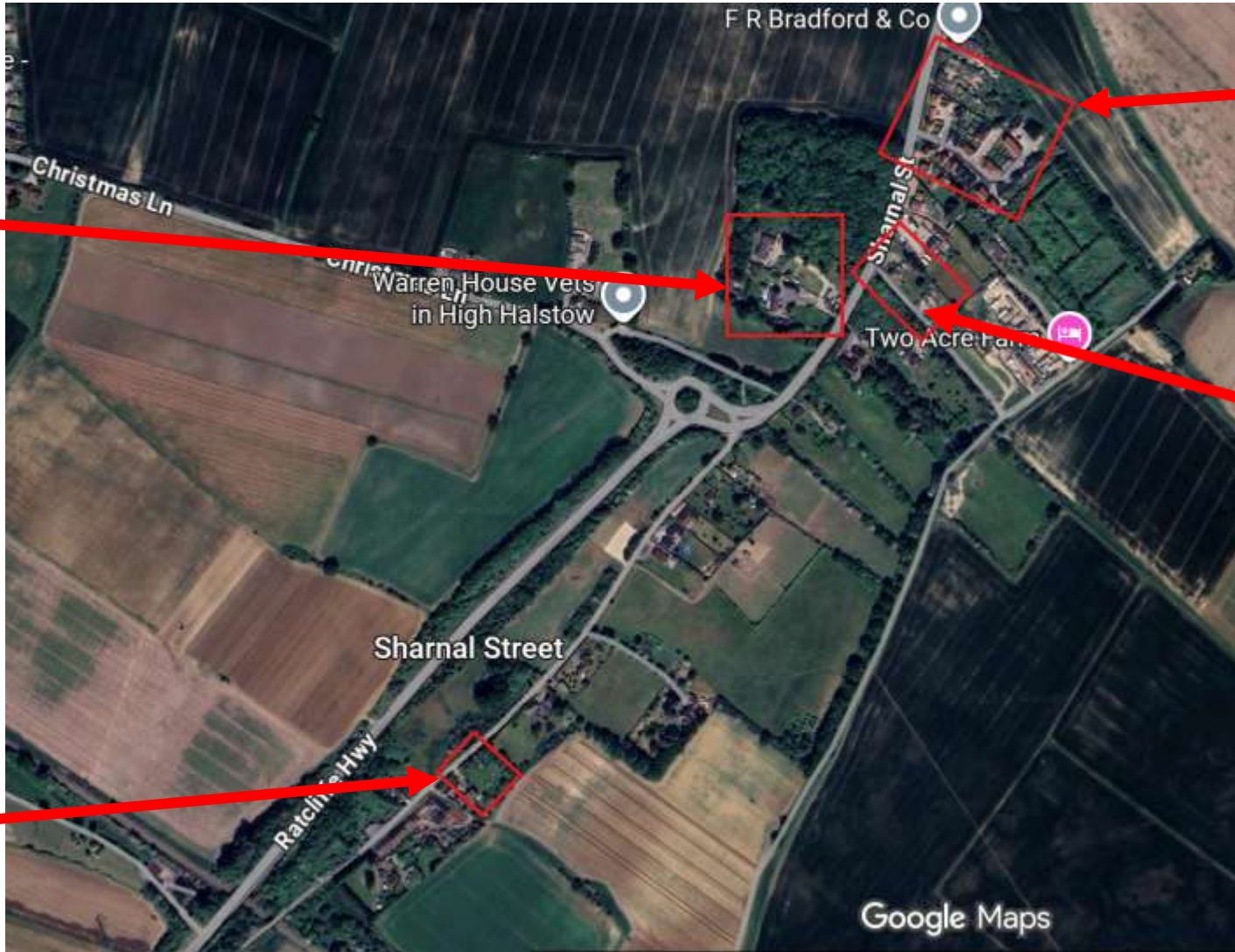
Indicative Floor Plans



Development patterns within the area

30

Fisher Wood
Refused
Appeal Upheld



The Hollies
Approved

Toilers Croft -
Approved

Application
site

MC/25/0701

Land To The North Of Stoke Road And East Of Walnut Tree Grove,
Hoo St Werburgh, ME3 9YB



Site Context

Wider



Proposed Site Layout 1

34



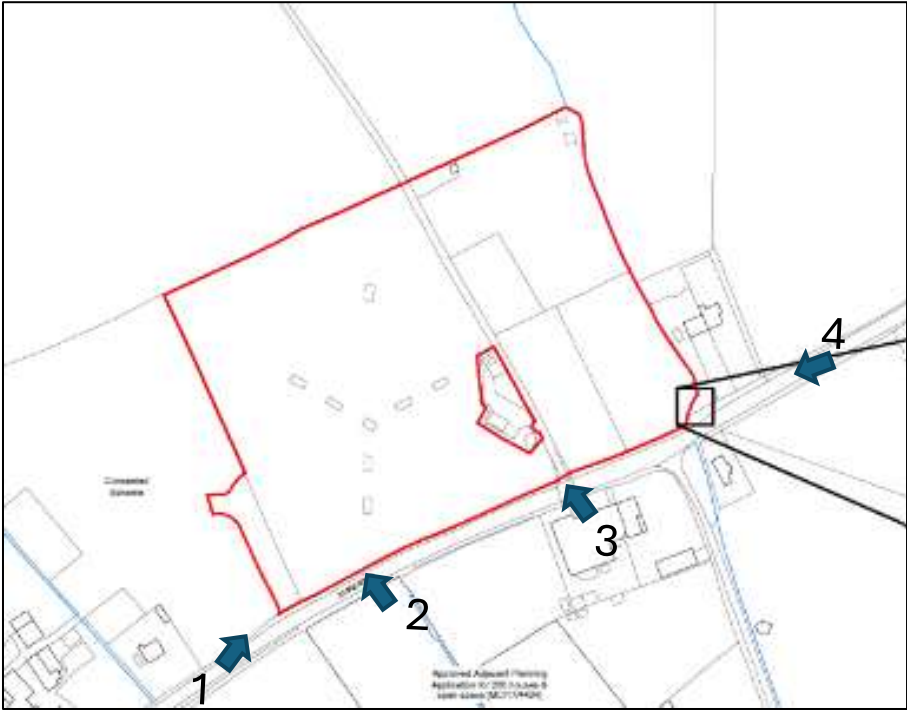
Proposed Site Layout 2



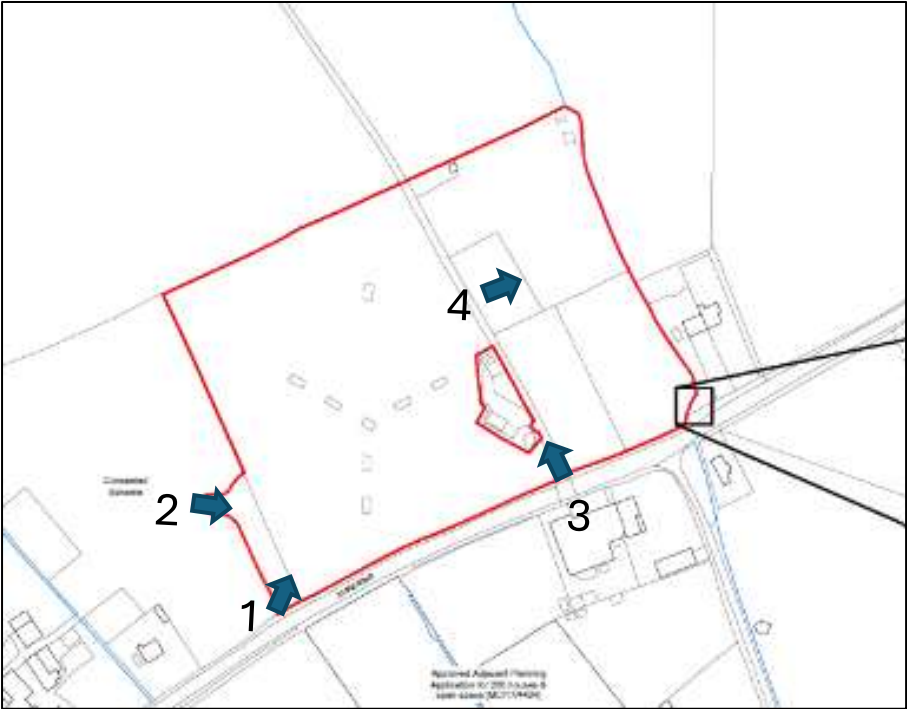
Wider Views



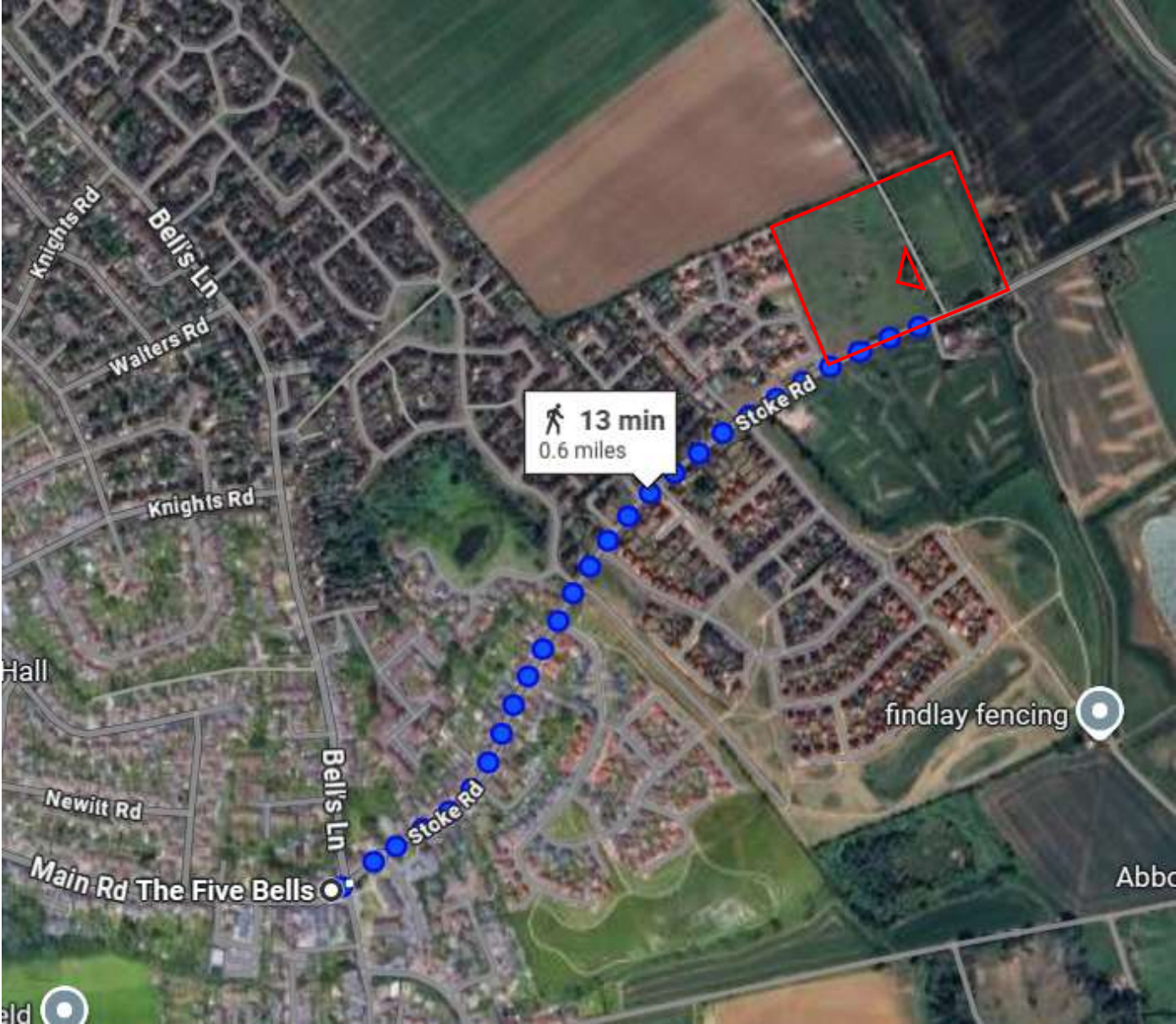
Views from Stoke Road



Views looking into the site



Distance to centre and bus stop



Design proposals

40

- Proposed structural planting
- Proposed additional planting
- Interpretation signage
- Existing development
- Existing trees and hedgerows
- Existing Public Right of Way
- Heritage feature - former anti-tank ditch
- Retained Public Right of Way through the site



Figure 08: Development Framework (NTS)

Design proposals

Key

- Site Boundary
- Proposed access point
- Residential Area
Up to 75 dwellings at 38dph
- Existing Bridleway retained and enhanced
- Archaeological site - former anti-tank ditch

Figure 09: Illustrative Masterplan - Option A



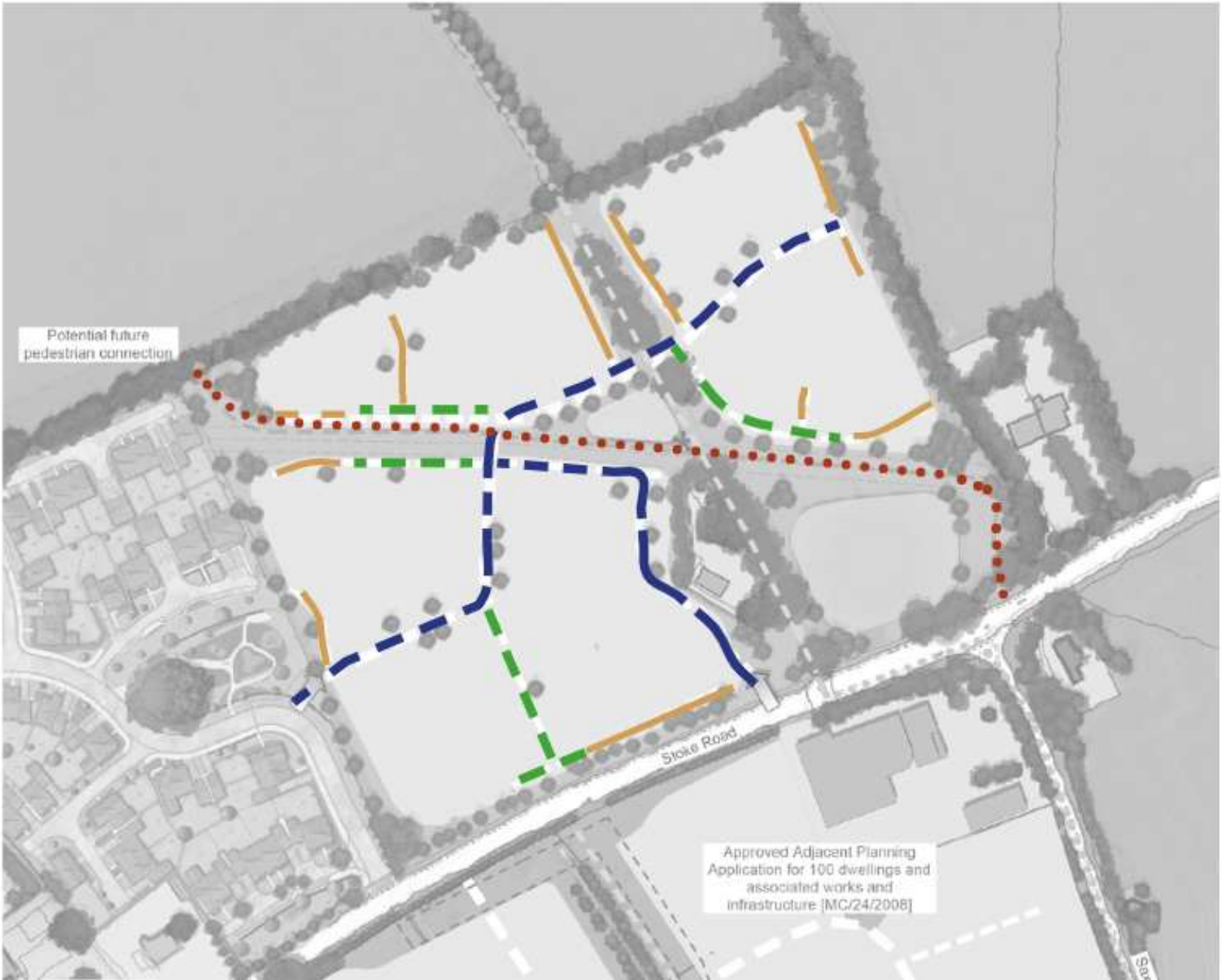
Street hierarchy

42

Key

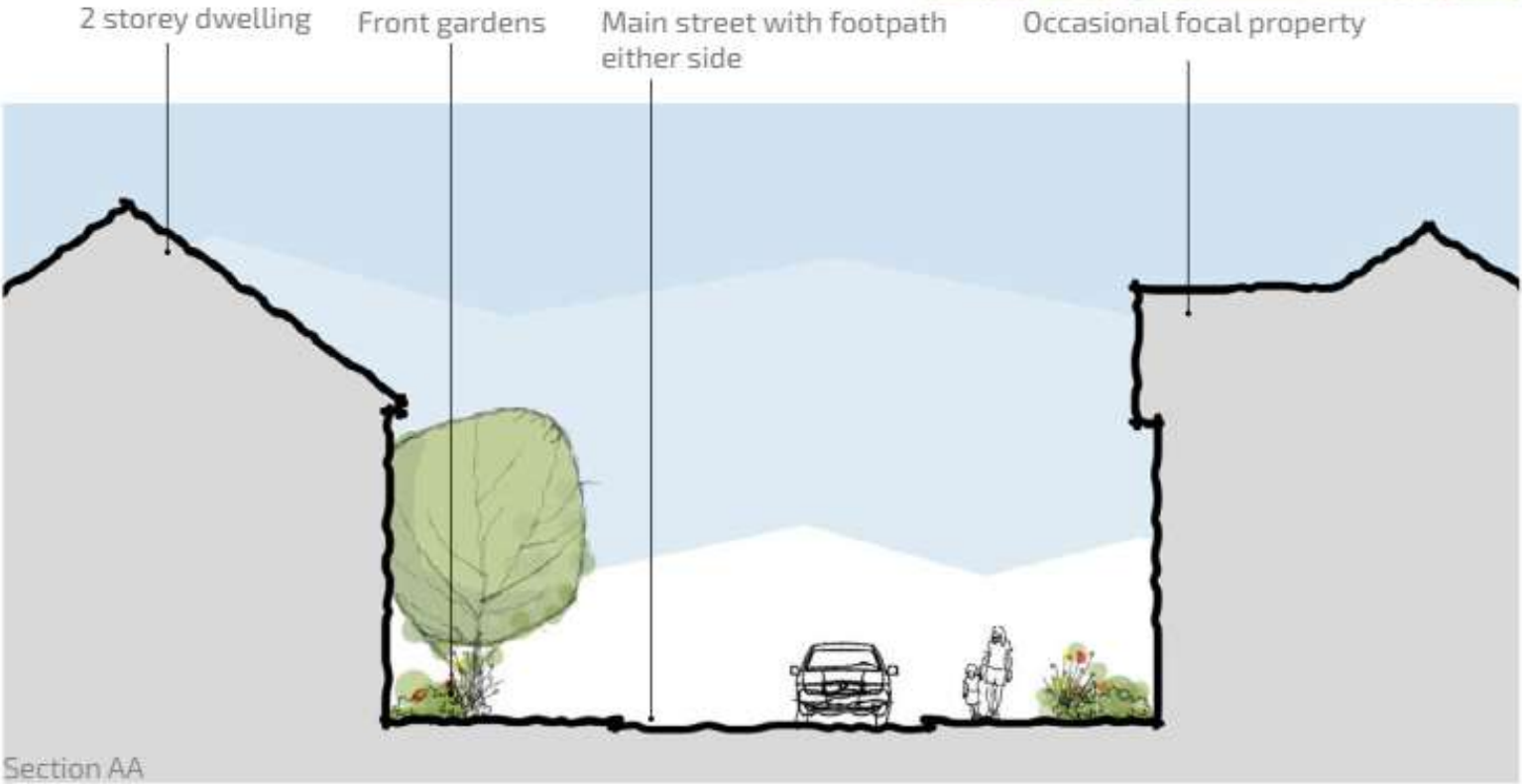
- Main Street
- Secondary Street
- Private Drives/
Green Lanes
- Pedestrian routes

Figure 11: Street Hierarchy Plan



Proposed street scenes

Precedent examples



Proposed street scenes

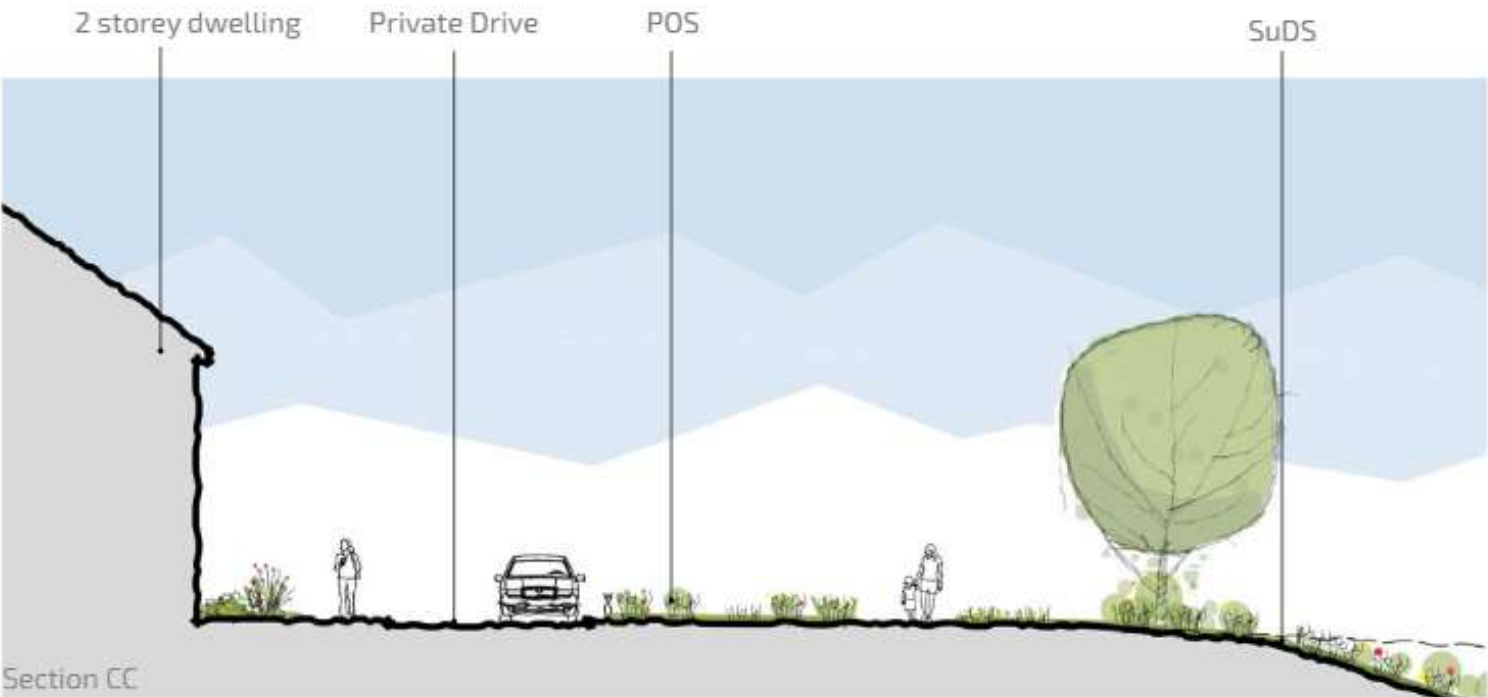
Precedent examples

44

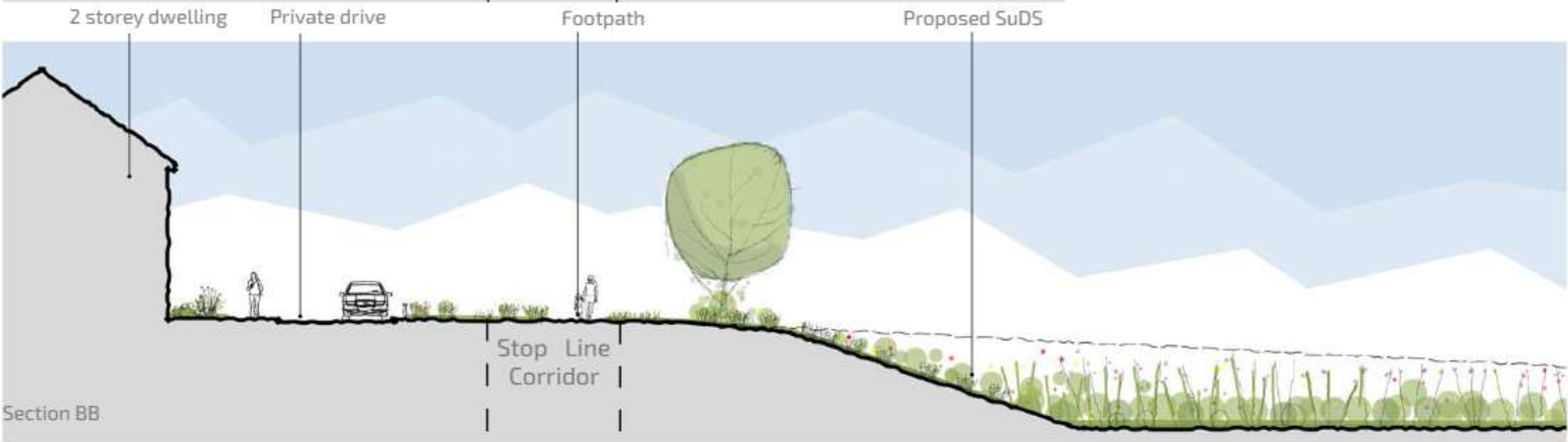
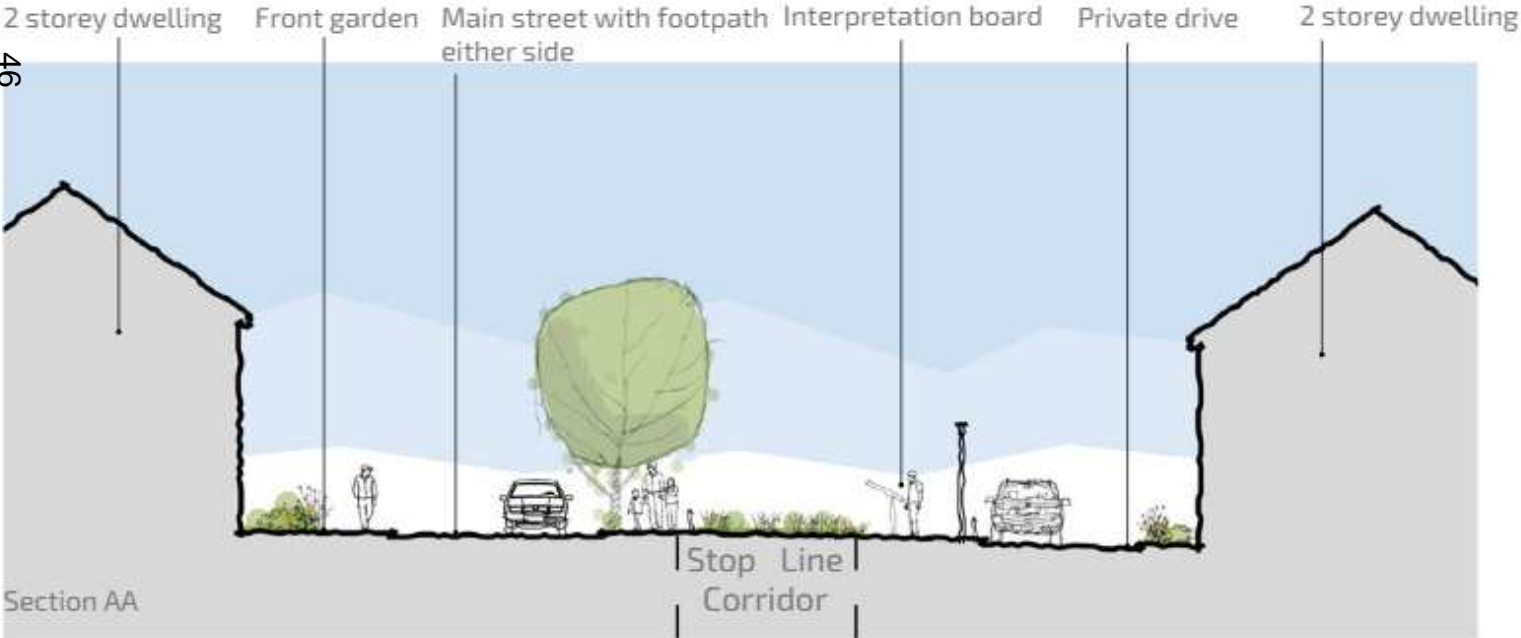


Proposed street scenes

Precedent examples



Proposed street scenes

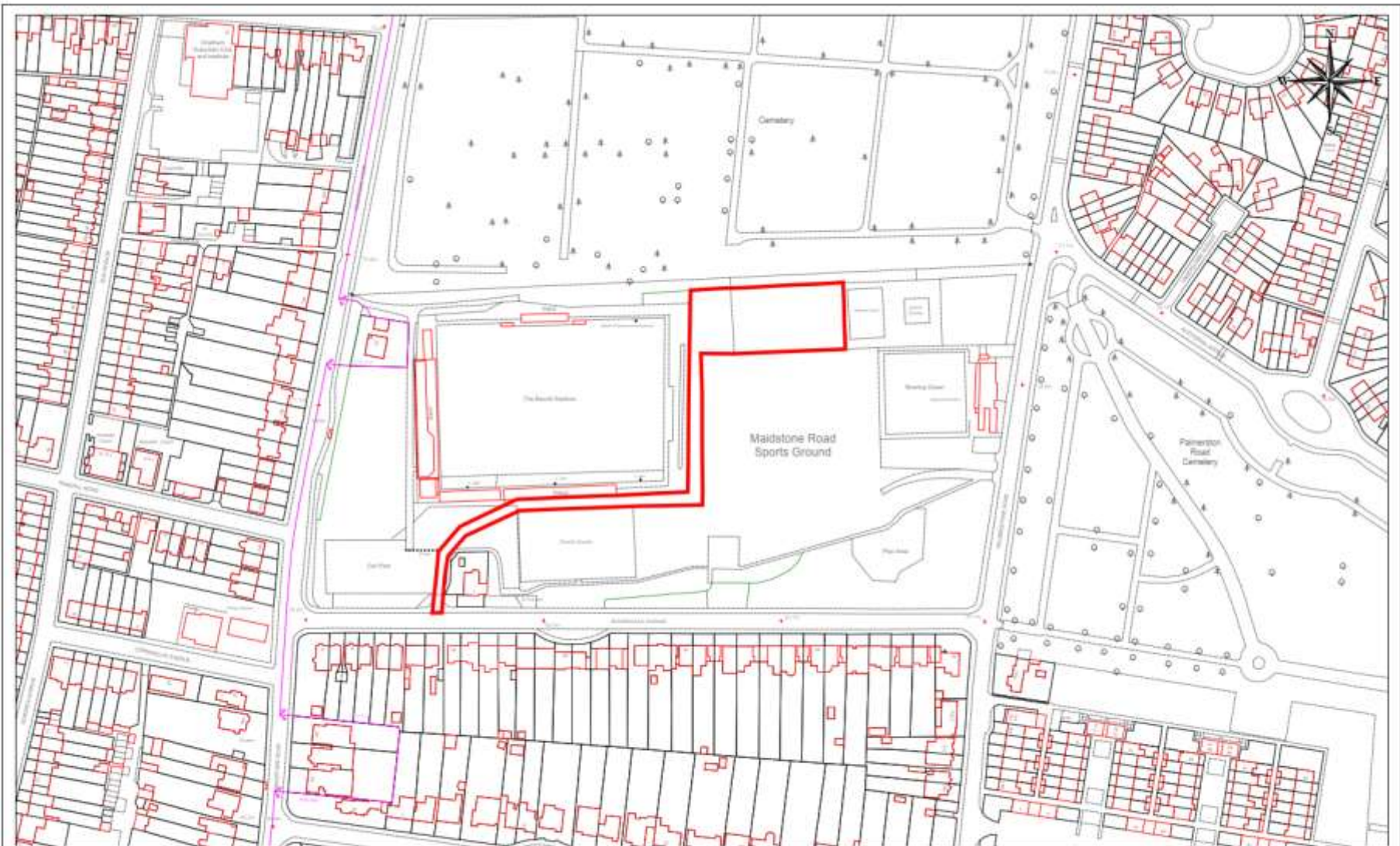


Overview



MC/25/2152

Maidstone Road Sports Ground, Bournville Avenue, Chatham, ME4
6LR



MC/25/2152 - Maidstone Road Sports Ground, Bournville Avenue, Chatham, ME4 6LR



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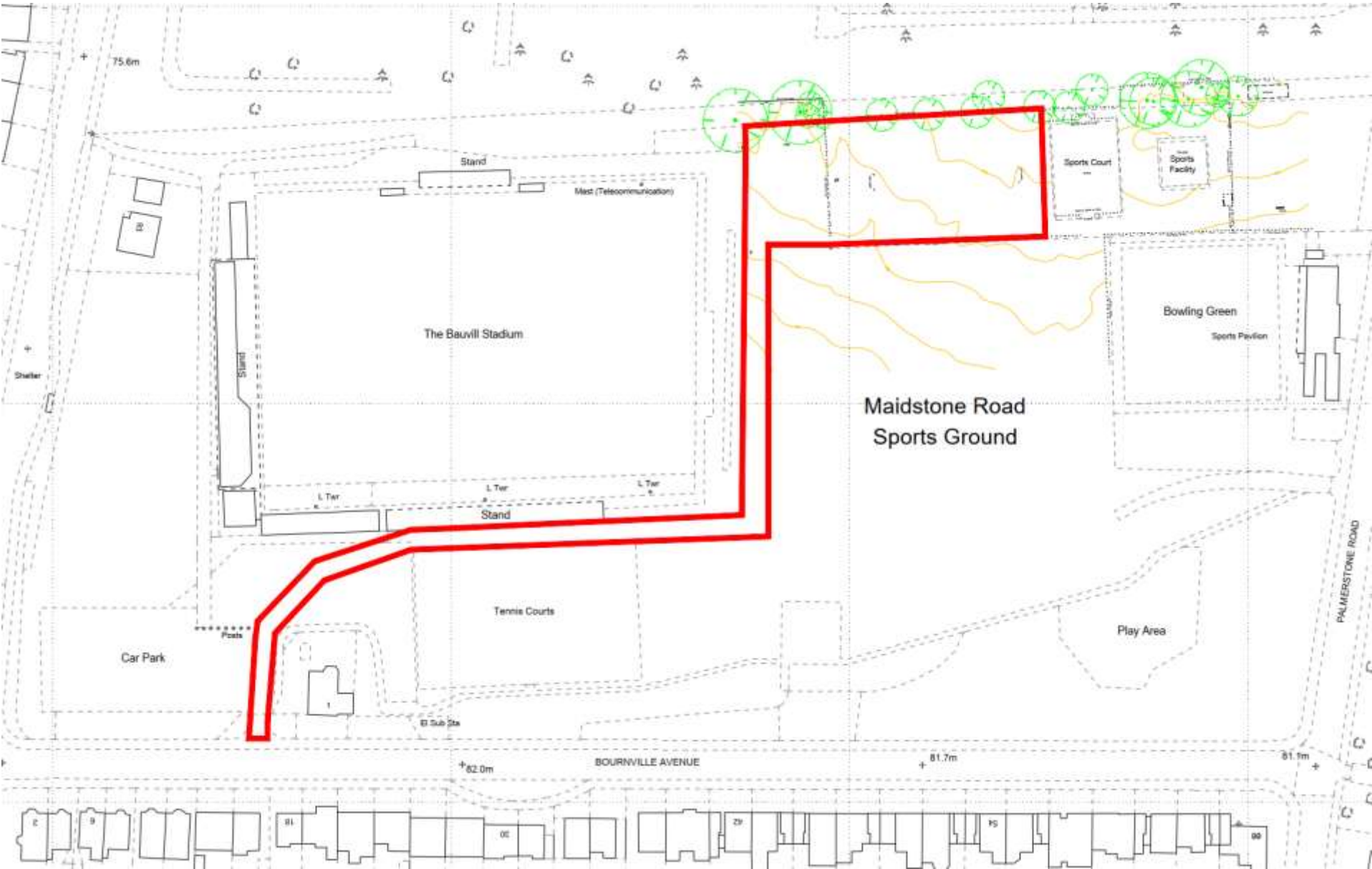
Metres

M25
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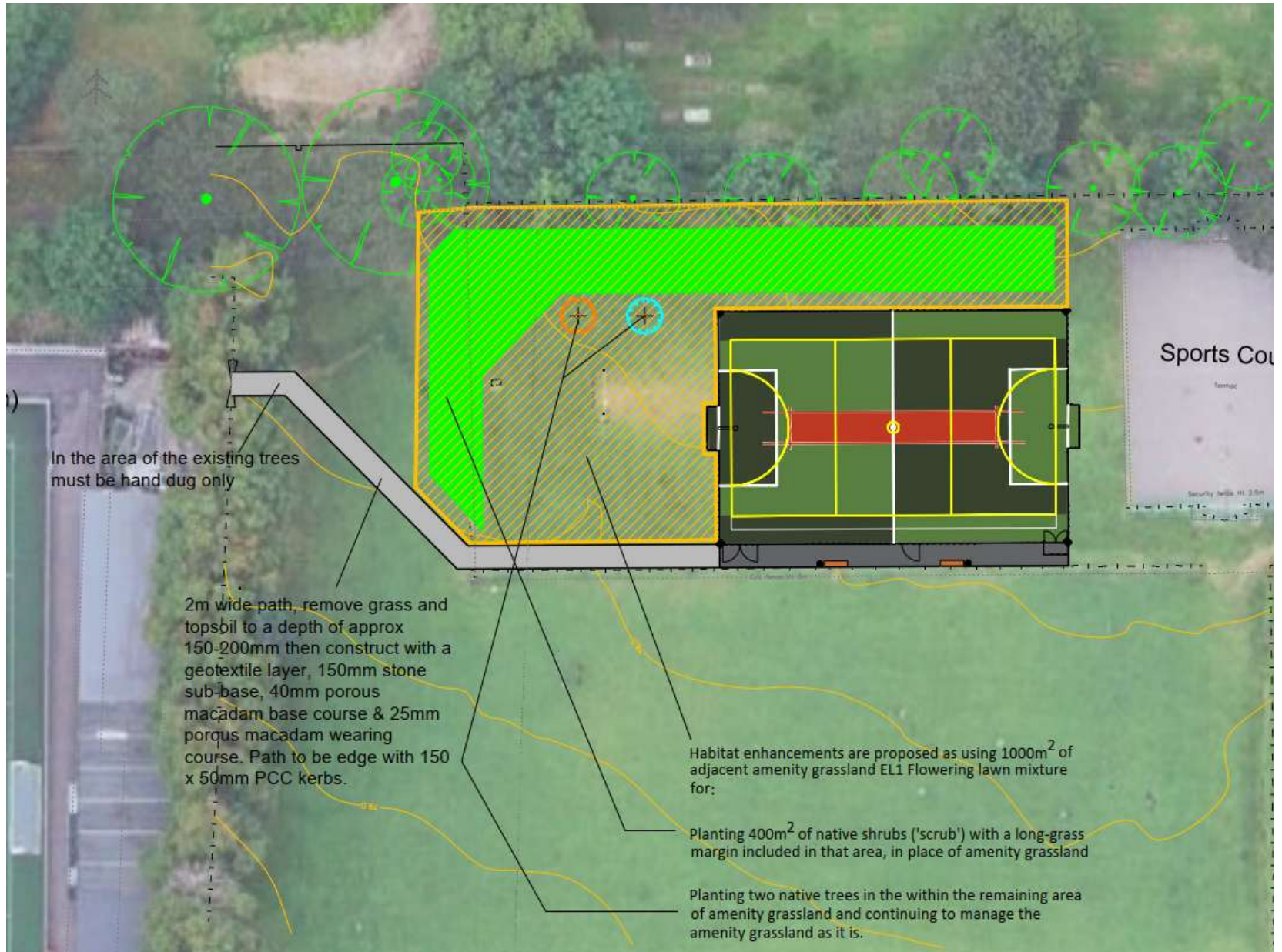
Application
site



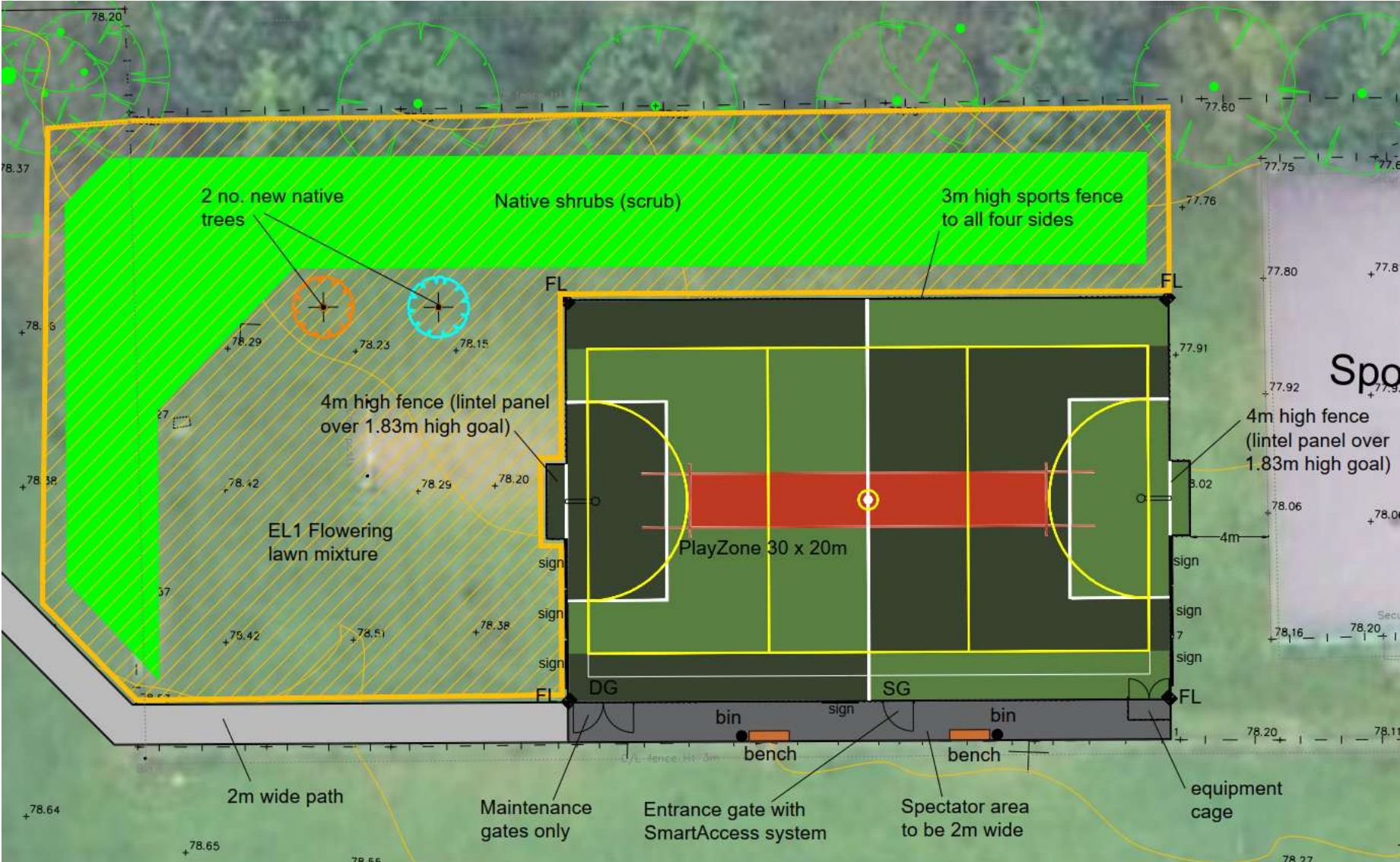
Site
location



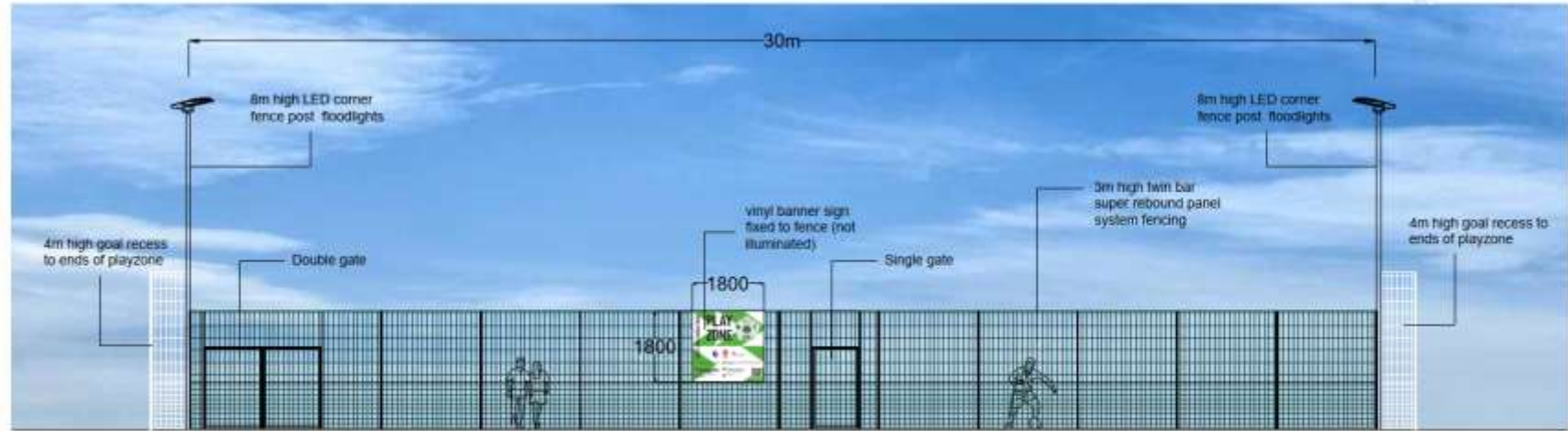
Proposed PlayZone with path



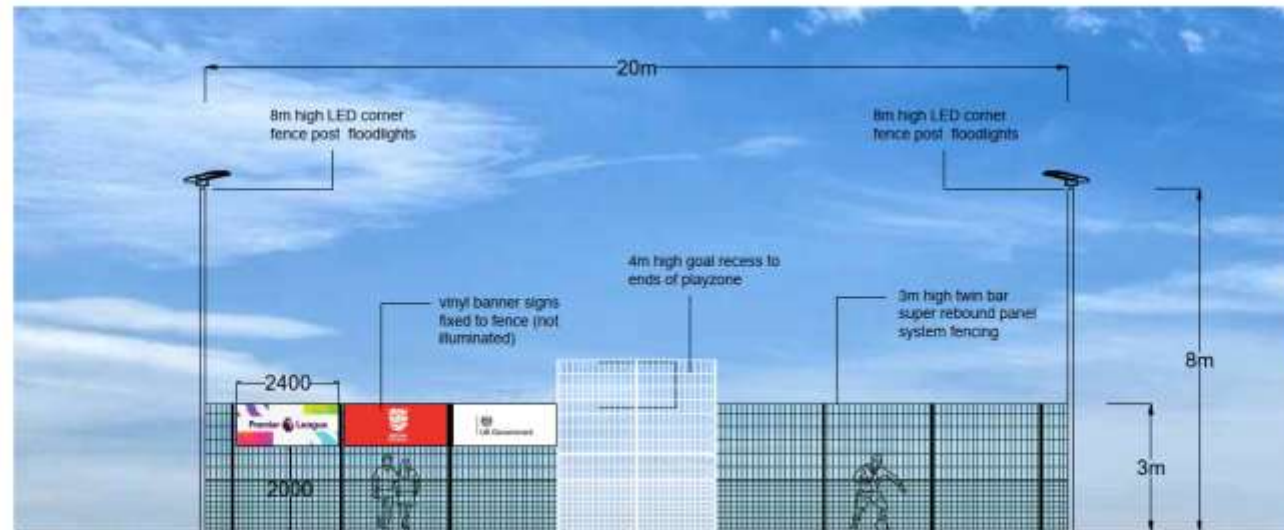
Proposed PlayZone



Elevations

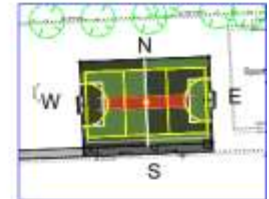


SIDE ELEVATION - S



END ELEVATION - E

Scale bar 1 : 50



CHATHAM TOWN FC ME4 BLR	
PLAYZONE	
ELEVATIONS S & E	
McARDLE SPORTTEC	
Drawn: AJM	Rev: 24-10-25
Checked: JH	Scale: 1:50
Date: 21-10-25	

Examples



The site



Views across/from the site



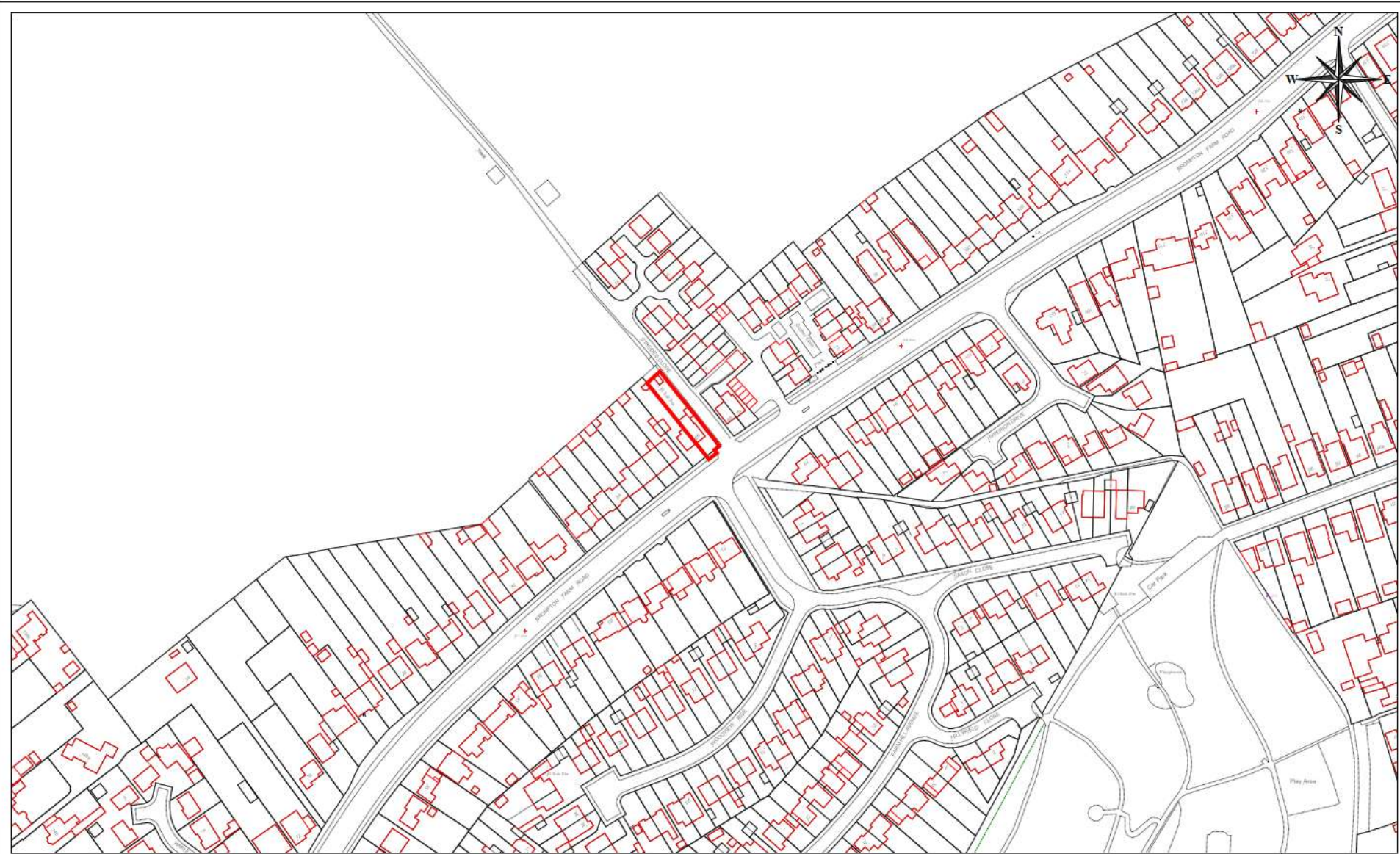


Views from
Bournville Avenue



MC/25/0810

66 Brompton Farm Road, Strood, Rochester, ME2 3QY



MC/25/0810 - 66 Brompton Farm Road, Strood, Rochester, ME2 3QY



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Site Photographs

(Front)



Site Photographs

(Rear)



Site Photographs

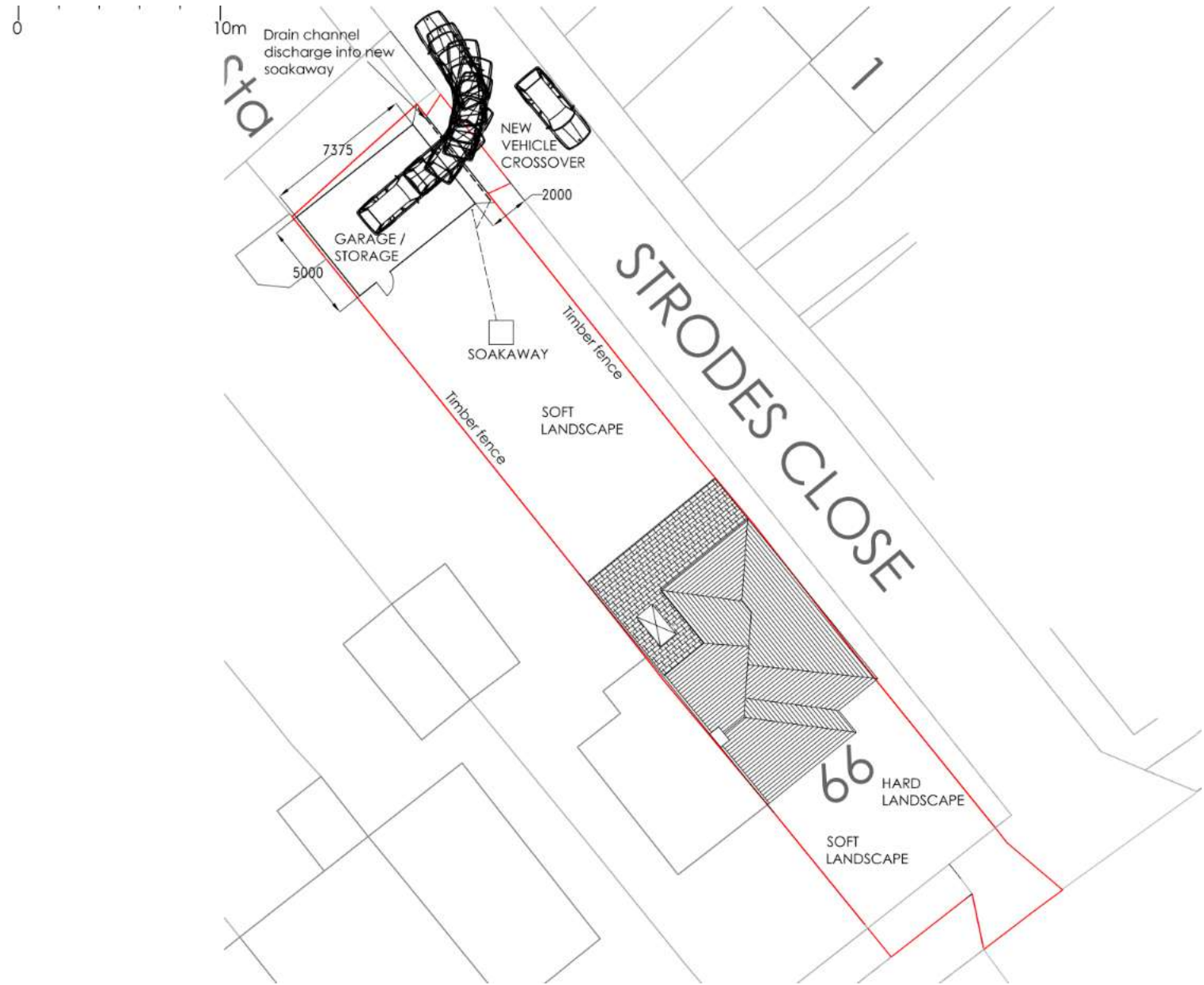
(Outbuilding)



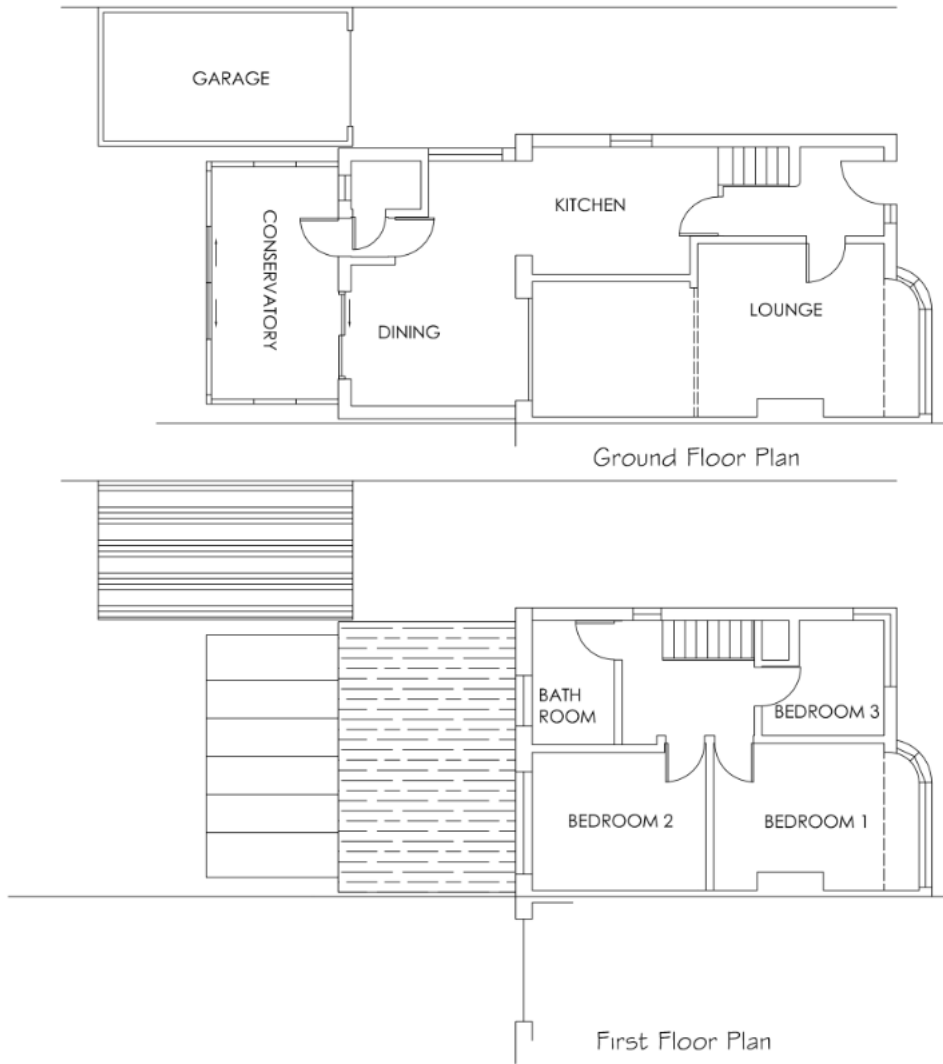
Site Photographs

(Strodes Close)

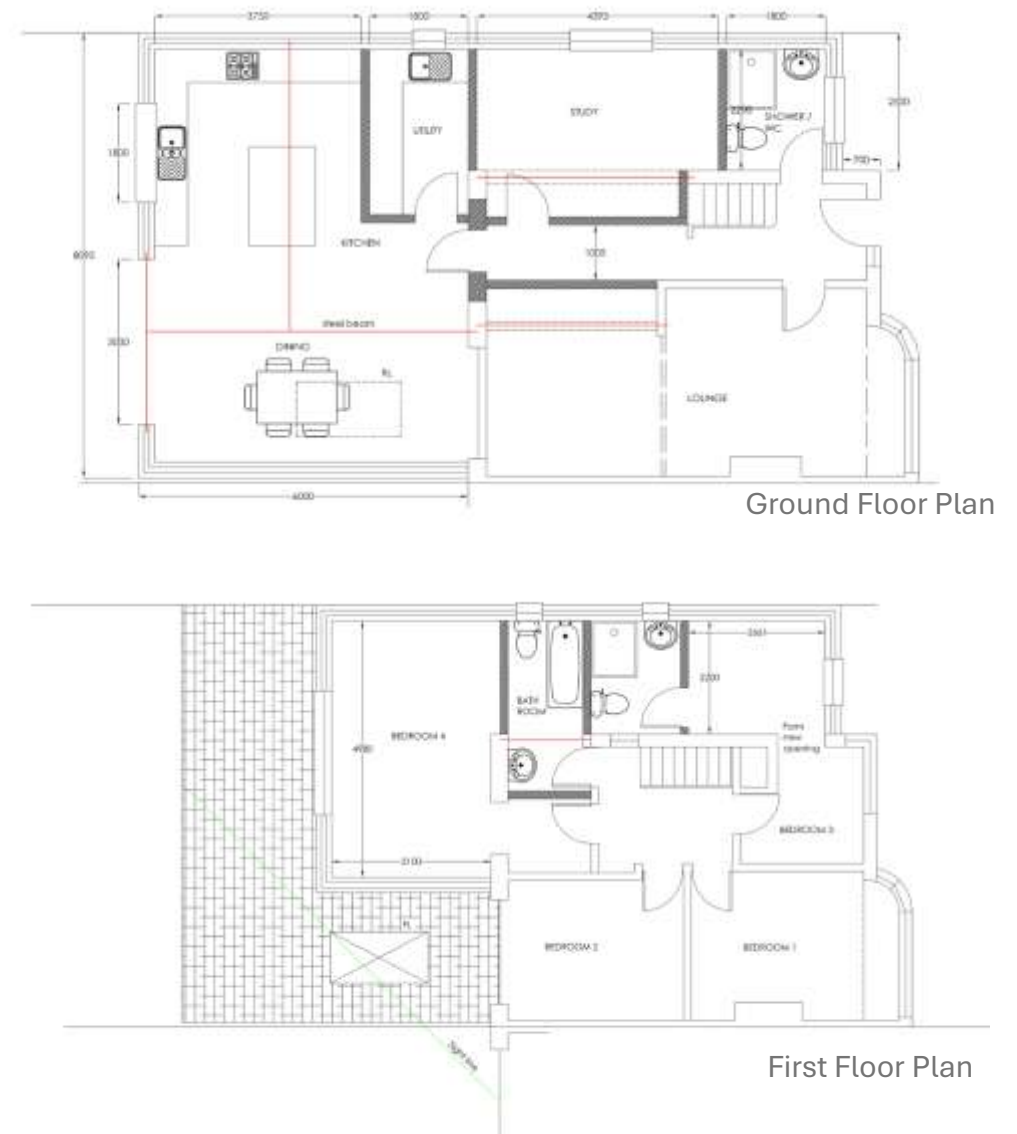




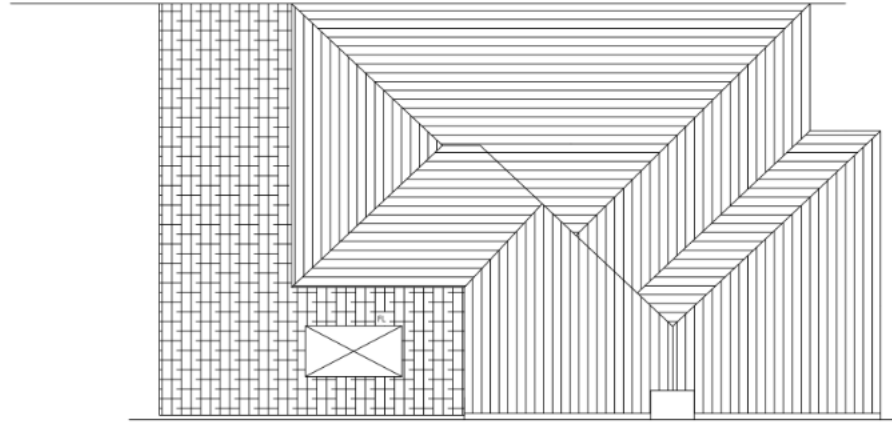
Proposed Block Plan



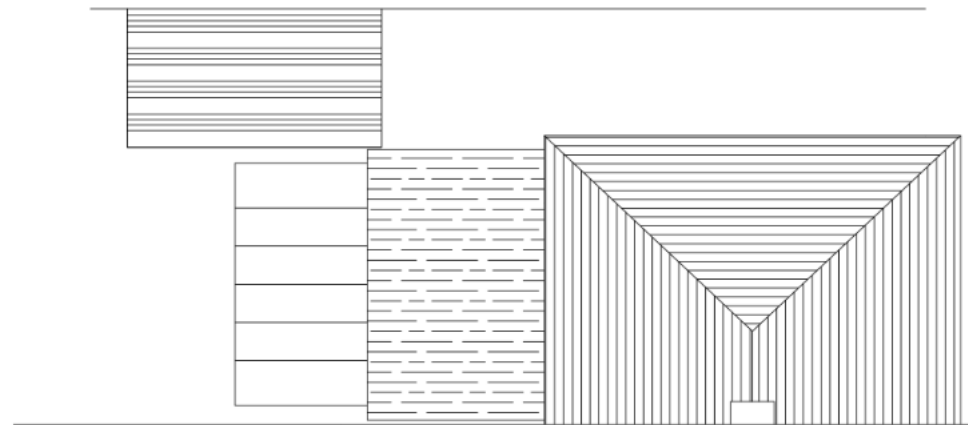
Existing Floor Plans



Proposed Floor Plans

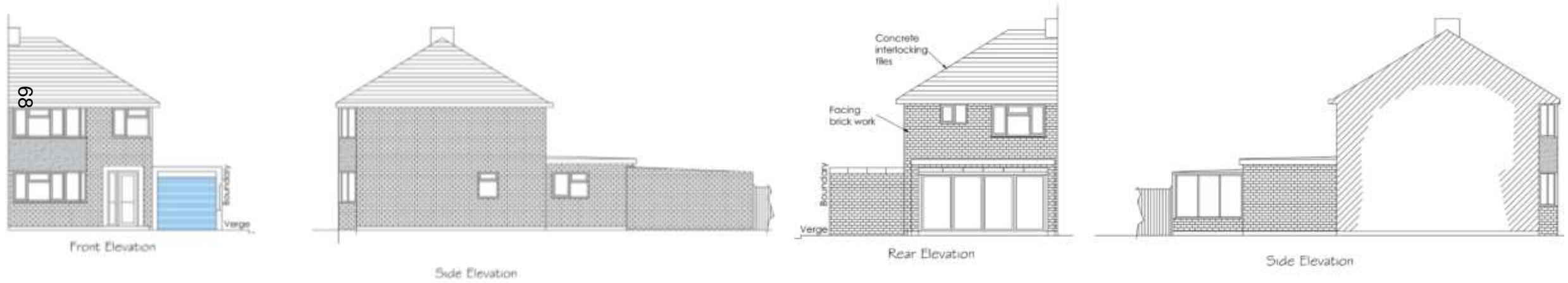


Proposed Roof Plan



Existing Roof Plan

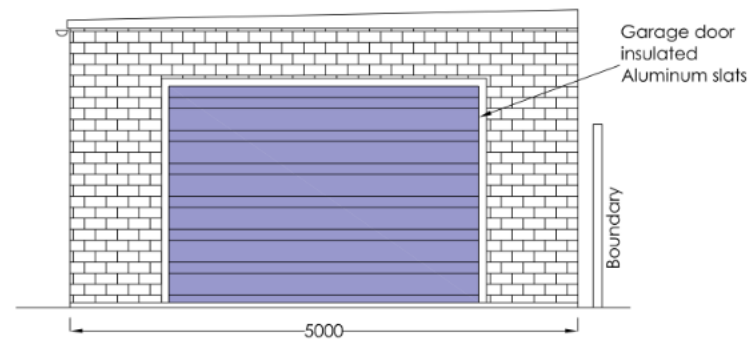
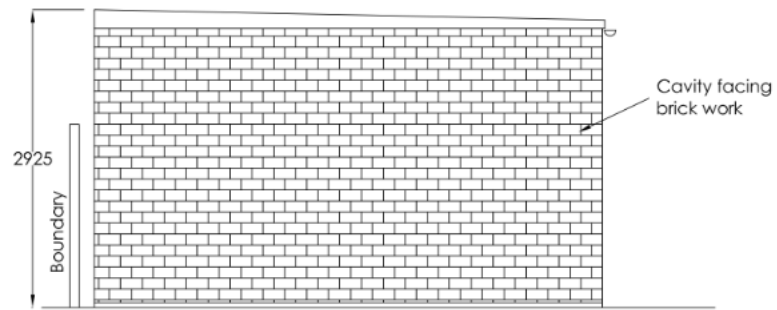
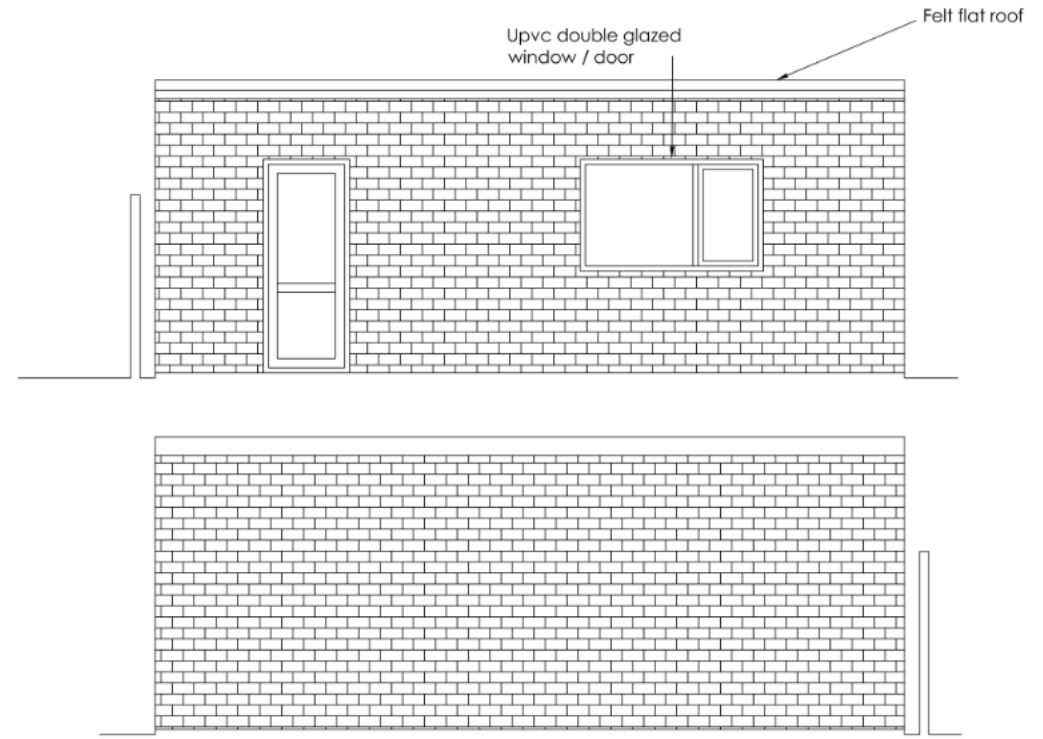
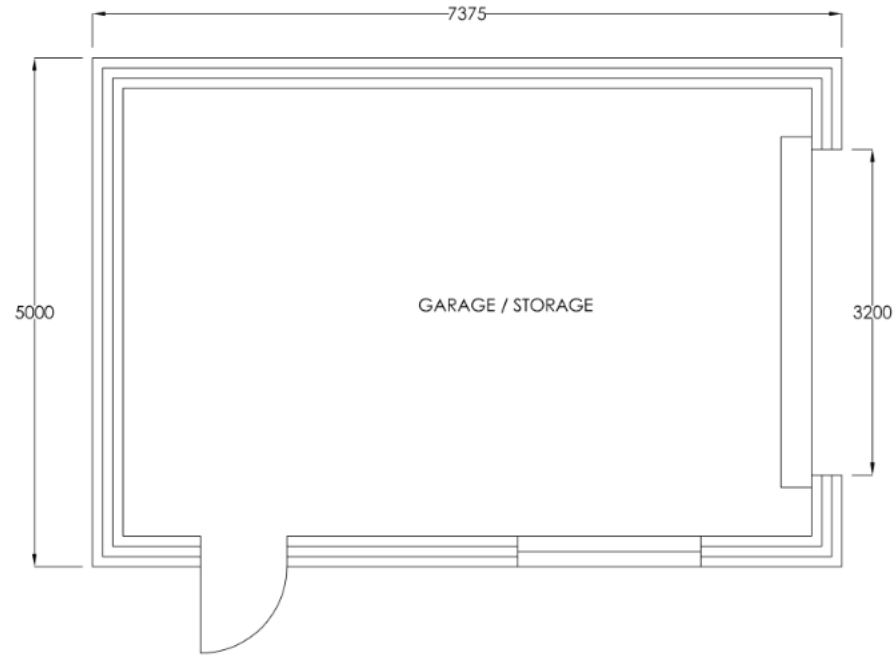
Existing and Proposed Roof Plan



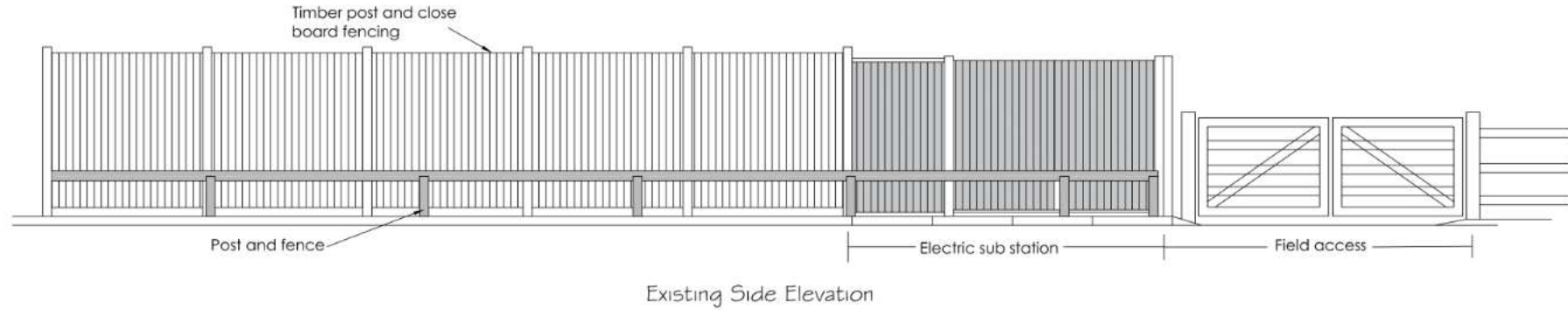
Existing Elevations



Proposed Elevations



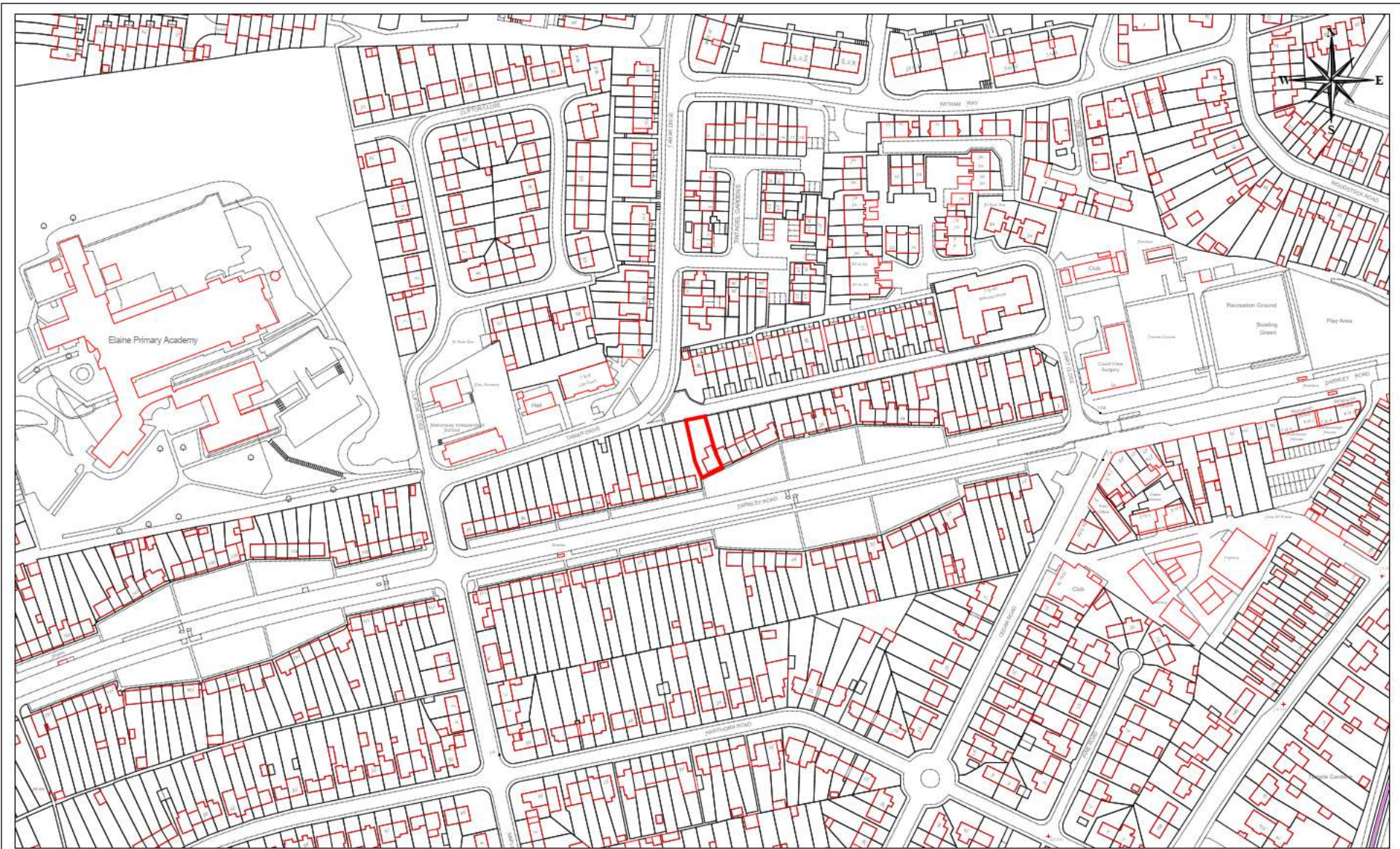
Proposed Plans and Elevations (Outbuilding)



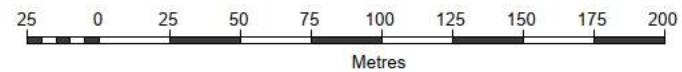
Proposed Elevations – Street Scene (Dropped Kerb/Outbuilding)

MC/25/0659

56 Darnley Road, Strood, Rochester, ME2 2HA



MC/25/0659 - 56 Darnley Road, Strood, Rochester, ME2 2HA



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Site Photographs

(Rear garden/Crossover)



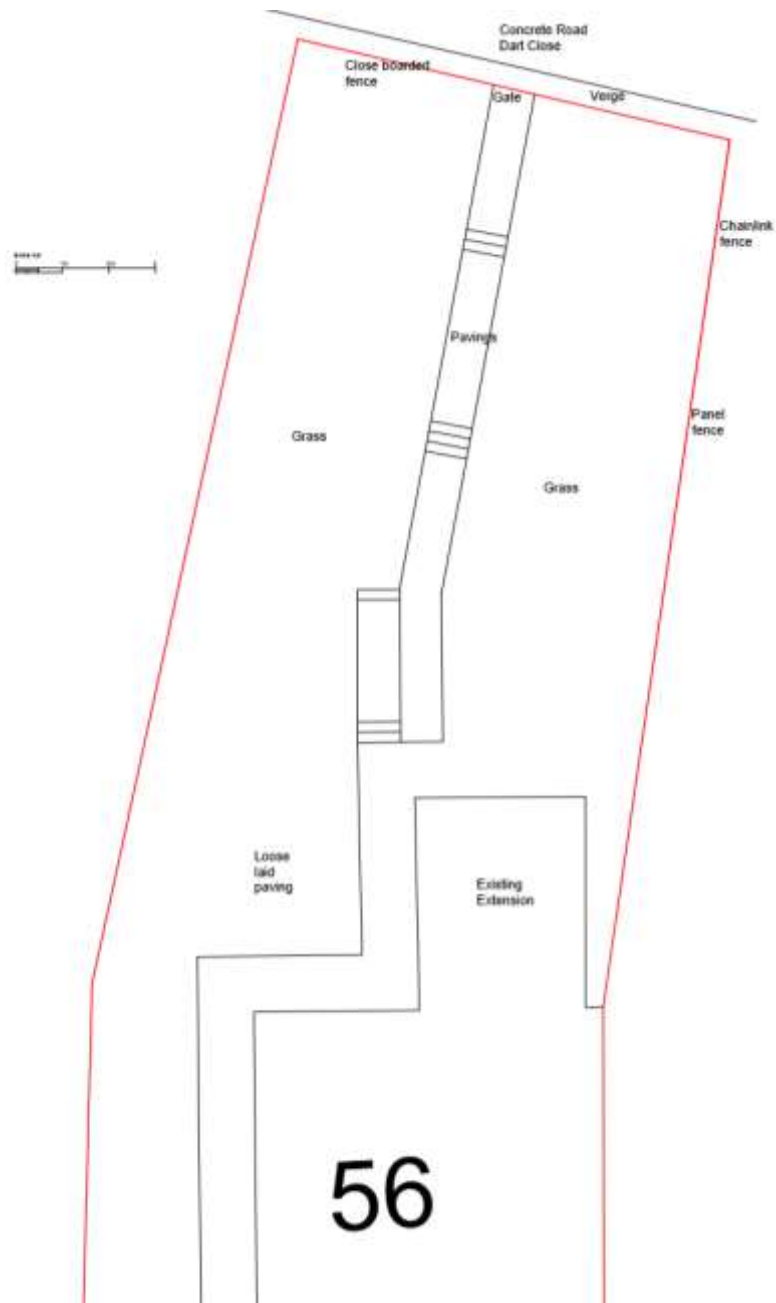
Site Photographs

(Dart Close)

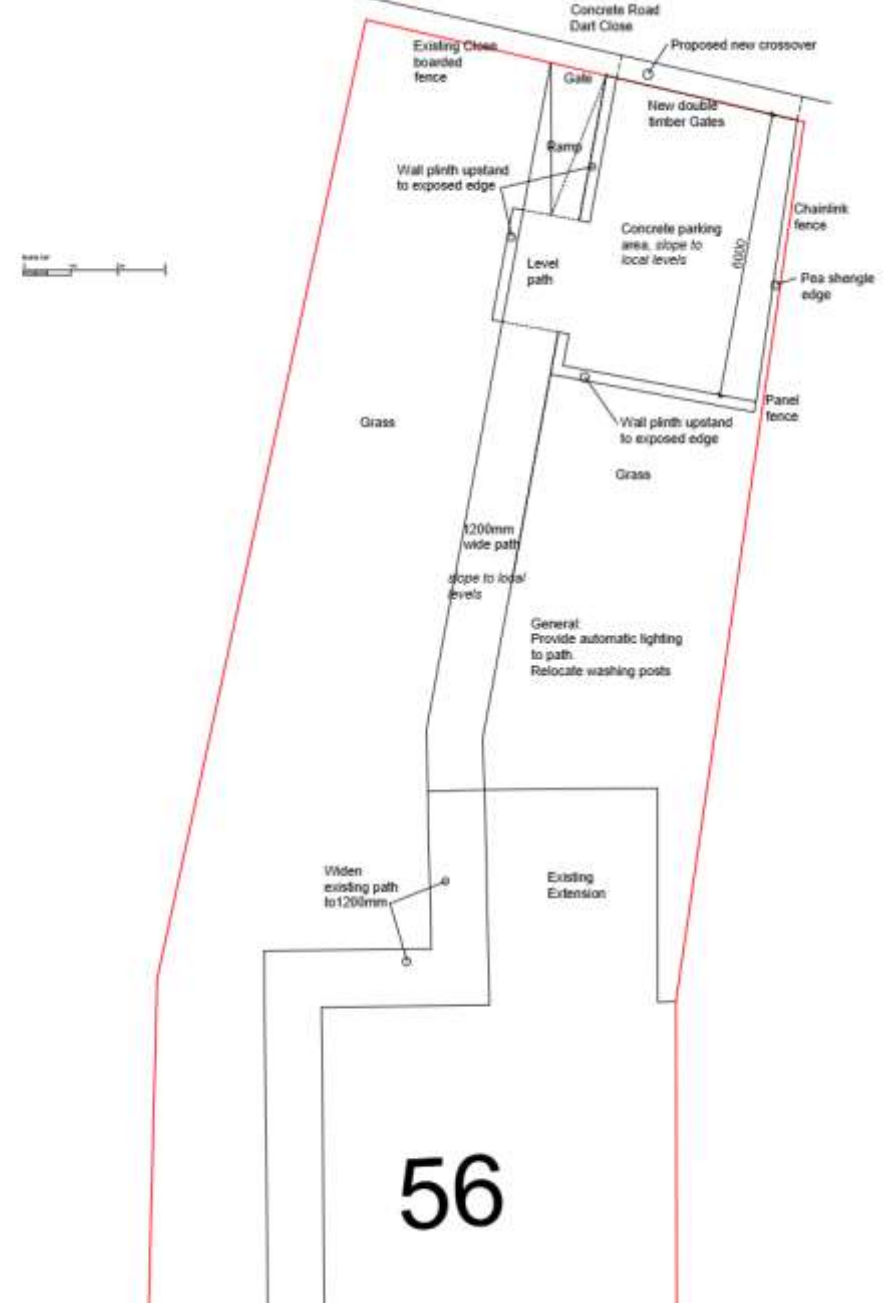




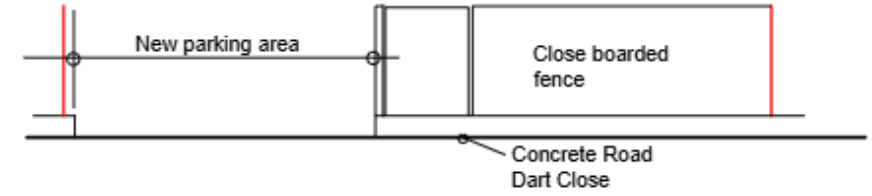
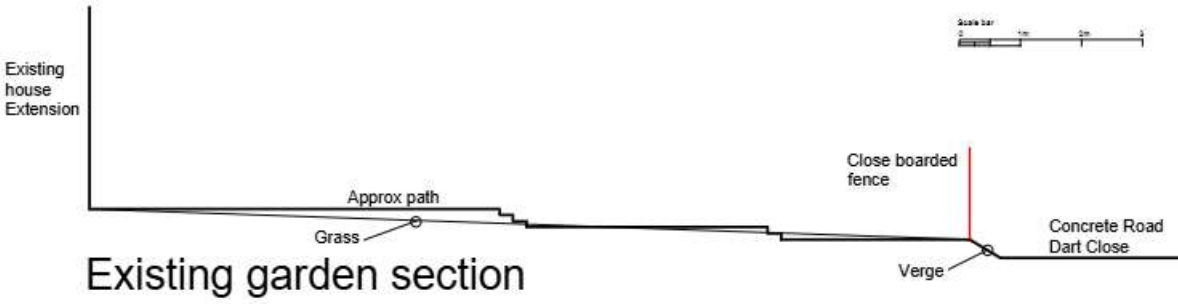
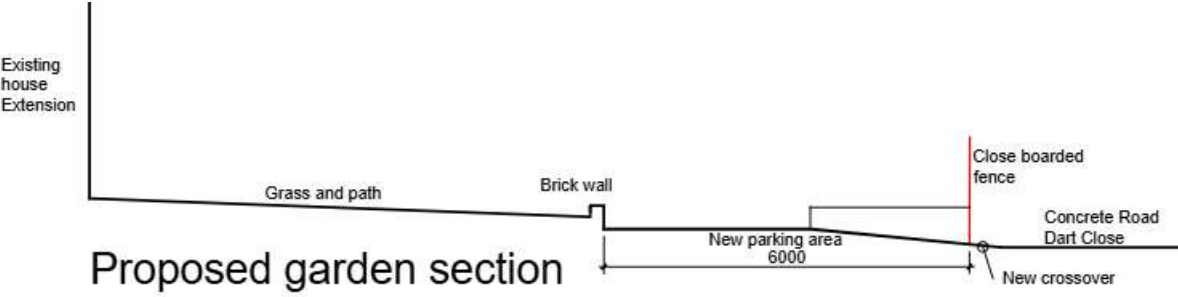
Block Plan



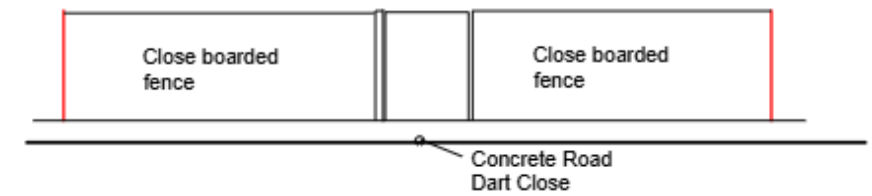
Existing Site Plan



Proposed Site Plan



Proposed Elevation/section looking from Dart Close



Existing Elevation/section looking from Dart Close

Existing & Proposed Sections

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